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**TWELVE BRIDGES VILLAGE 27  
COMMUNITY FACILITIES DISTRICT  
SUMMARY AND RECOMMENDATIONS**

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Applicant: Century Communities

Amount: \$12,500,000

Action: Approval

Purpose: Approve Waiver of 2nd Reading and Adoption of Ordinance Levying Special Taxes within CMFA Community Facilities District No. 2023-15 (City of Lincoln – Twelve Bridges Village 27)

Activity: BOLD/ Community Facilities District

Meeting: December 8, 2023

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Background and Resolutions:

The CMFA’s BOLD Program (“BOLD”) utilizes the Mello-Roos Community Facilities Act of 1982 (California Government Code Section 53311 et seq.) (the “Act”) to raise revenues for the infrastructure needs of local agencies in California. The City of Lincoln (the “City”) is a member of CMFA and a participant in BOLD. Century Communities (the “Developer”) previously submitted an application to the CMFA to use BOLD in relation to the Developer’s proposed development of certain property located in the City.

On October 13, 2023, the CMFA adopted a resolution stating its intention to form a proposed community facilities district (the “Resolution of Intention to Form CFD”) to be called California Municipal Finance Authority Community Facilities No. 2023-15 (City of Lincoln – Twelve Bridges Village 27), and a resolution stating its intention to incur bonded indebtedness for such CFD (the “Resolution of Intention to Incur Bonded Indebtedness”).

On November 17, 2023, the CMFA held a public hearing on the formation of the CFD and the incurrence of bonded indebtedness for the CFD and held the special election on the formation of the CFD. The CMFA then adopted the following resolutions to facilitate the formation of California Municipal Finance Authority Community Facilities District No. 2023-15:

- Resolution of the Board of Directors of the California Municipal Finance Authority Forming California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln – Twelve Bridges Village 27) (the “Resolution of Formation”).
- Resolution of the Board of Directors of the California Municipal Finance Authority Determining Necessity to Incur Bonded Indebtedness and Other Debt in and for California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln – Twelve Bridges Village 27) (the “Resolution Determining Necessity”).
- Resolution of the Board of Directors of the California Municipal Finance Authority Calling Special Election in and for California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln – Twelve Bridges Village 27) (the “Resolution Calling Election”).
- Resolution of the Board of Directors of the California Municipal Finance Authority Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien in and for Each Improvement Area in California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln – Twelve Bridges Village 27) (the “Resolution Declaring Election Results”).

Ordinance:

The final legislative act for the formation of the California Municipal Finance Authority Community Facilities District No. 2023-15 at the November 2023, CMFA meeting of the Board of Directors was the introduction of the ordinance levying special taxes on the land in the CFD. The Board of Directors of the CMFA is now being asked to approve this Ordinance.

The Ordinance of the Board of Directors Levying Special Taxes on the land in the CFD will support the bonds and the services by this ordinance. The special tax lien puts the rate and method of apportionment for each Improvement Area on record for all parcels within the applicable Improvement Area. The levy conforms to the special tax formula approved by the Board in the Resolution of Formation and provides for the taxes to be collected each year on the general tax rolls of the County.

The Project:

The proposed CFD includes approximately 20.92 acres, all of which are proposed for the development. The CFD is anticipated to yield 184 single family homes. Century Communities will develop the lots, build and sell the homes to individual homeowners. The project includes 6 different floor plans ranging in size from 1,706 sq. feet to 2,429 sq. feet.

The final map has been recorded for the CFD and grading for the project is complete. Major infrastructure is under construction and will be completed by December 2023. Finished lots will be available December 2023 and residential sales are expected to start in March 2024 with final sales in January 2026.

In order to finance the costs of the Facilities it is necessary to incur bonded indebtedness and other debt (as defined in the Act) in one or more series in the aggregate amount not to exceed \$12,500,000 on behalf of the CFD and all improvement areas therein.

### Future Action:

The Twelve Bridges Village 27 CFD will likely be pooled with other like-sized CFDs and sold as a combined financing. Depending on development status, the Twelve Bridges Village 27 project will likely be included in a pooled financing in 2024.

### Authorized Facilities:

The California Municipal Finance Authority Community Facilities District No. 2023-15 (City of Lincoln – Twelve Bridges, Village 27) (the “CFD”) is authorized to finance all or a portion of the costs of the purchase, modification, expansion, rehabilitation, acquisition, construction, and improvement of facilities permitted under the Act and that are provided in connection with the development of the property located in the CFD, including, but not limited to, those described below:

#### Authorized Facilities including Fees:

The CFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer, together with the planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of any real or tangible property, including, but not be limited to, transportation facilities, water, sewer and storm drain facilities, parks, parkways, and open space.

Authorized facilities include development impact fees paid and not otherwise reimbursed, whether City, County, or other local agency fees. The authorized facilities include, but are not limited to, capital facilities funded by the following fees:

#### City of Lincoln:

- Traffic Fee
- Sewer Fee
- Water Fee and Meter Fee
- Park Fee
- Community Services Fee
- Drainage Fee

#### Joint Powers Authority (JPA): City of Lincoln/Sewer Maintenance District 1 Wastewater Authority (LiSWA):

- Sewer Connection Fee

#### Other Local Agencies:

- Placer County Capital Facility Fee
- Placer County Water Agency (PCWA) Fee
- South Placer Regional Transportation Authority (SPRTA) Fee
- Western Placer Unified School District (WPUSD) Fee

#### Overlapping Liens:

Authorized facilities include pay-off of overlapping liens, including but not limited to:

- City of Lincoln AD 95-1

- CFD No. 1 of Western Placer Unified School District

Authorized facilities also include Formation, Administrative, and other Incidental Expenses as authorized by the Mello-Roos Act.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt the Ordinance Levying Special Taxes within the CMFA Community Facilities District No. 2023-15 (City of Lincoln – Twelve Bridges Village 27).



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## WATTS WORKS APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: Daylight Community Development

Action: Final Resolution

Amount: \$8,000,000

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

Activity: Affordable Housing

Meeting: December 8, 2023

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### Amending Final Resolution

The Board of the CMFA previously approved a Final Resolution on May 19, 2023, for a not to exceed amount of \$8,000,000. The Board is being asked to amend the final approval to include Citi Community Capital as the new lender of the recycled bonds.

### Original Staff Report

#### Background:

Daylight Community Development is an affordable real estate development company focused on building housing for Los Angeles homeless population. By taking advantage of recent zoning and regulation changes, newly available public funding sources, and modular construction, they are able to build this critical housing faster and cheaper to maximize their social impact.

#### The Project:

The Watts Works Apartments is a 25-unit affordable housing development is a One-Term modular Shipping Container construction complex. 24 of the 25 units are affordable with one manager's unit. The project is located on a urban infill site in the City of Los Angeles. The project includes two three story buildings with 12 units in each building. The project will have an onsite case

manager office, roof patio, community room, bike parking and patio space. The project units focus on “Extremely Low Affordability” and “Very Low Income” residents. There will be supportive programs available.

The original construction financing had bonds issued by the City of Los Angeles Housing Department (LAHD), was awarded HHH funds, NPLH financing and a United Way Grant. The project has a need of additional financing so that it can convert to permanent financing. The CMFA has been asked to issue Recycled Bonds for the project. This financing will create 24 units of new affordable housing for the City of Los Angeles for the next 30 years.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and held a TEFRA hearing on December 6, 2023. The City is expected to receive approximately \$2,813 as part of the CMFA’s sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Recycled Tax-Exempt Bond:	\$ 5,000,000
HHH Funds:	\$ 2,400,000
NPLH:	\$ 2,640,000
United Way Grant:	\$ 250,000
Deferred Dev Fee:	<u>\$ 601,637</u>
Total Sources:	\$ 10,891,637

Uses of Funds:

Land Acquisition:	\$ 361,981
New Construction:	\$ 7,554,144
Architectural & Engineering:	\$ 1,260,960
Developer Fee:	\$ 1,250,000
Financing Costs:	<u>\$ 464,552</u>
Total Uses:	\$ 10,891,637

Terms of Transaction:

Amount:	\$8,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2023

Public Benefit:

A total of 24 households will be able to enjoy high quality, independent, affordable housing in the City of Los Angeles, California for the next 30 years.

Percent of Restricted Rental Units in the Project: 100%  
50% (12 Units) restricted to 30% or less of area median income households; and  
50% (12 Units) restricted to 50% or less of area median income households; and  
Unit Mix: Studio, 1-bedroom Unit  
Term of Restriction: 30 years

Finance Team:

Lender: Citi Community Capital  
Bond Counsel: Orrick, Herrington & Sutcliffe, LLP  
Issuer Counsel: Jones Hall APLC  
Lender Counsel: Robinson & Cole LLP  
Borrower Counsel: Sabelhaus & Strain, LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$8,000,000 for the Watts Works Apartments affordable housing facility located in the City of Los Angeles, Los Angeles County, California.

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



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## ALLEGHENY APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: LINC-Housing

Action: Final Resolution

Amount: \$3,000,000

Purpose: Finance the Development of Affordable Multi-Family Rental Housing in the City of Beaumont, Riverside County, California

Activity: Affordable Housing

Meeting: December 8, 2023

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### Amending Final Resolution

The Board of the CMFA previously approved a Final Resolution on September 17, 2021, and the project closed on October 29, 2021. The Board is being asked to approve an additional supplemental bond of \$3,000,000. The project needs the additional bond allocation to meet the 50% test.

### Original Staff Report

#### 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:

Allegheny Apartments is a new construction project located in Beaumont on a 1.48-acre site. The project consists of 47 restricted rental units and one (1) unrestricted manager unit. The project will have 24 two-bedroom units and 24 three-bedroom units. There will be two buildings, two stories and Type V wood frame construction. Common amenities include a residents’ lounge, a community activities and assembly room, a community kitchen, private service delivery offices, office space for the on-site manager, a computer lab, afterschool program areas, and two recreational outdoor common areas. Each unit will include blinds, central heating and air conditioning, ceiling fan, carpet and vinyl flooring, coat closet. Appliances will include a refrigerator, range/oven, garbage disposal, and dishwasher. The construction is expected to begin October 2021 and be completed in June 2023. This financing will create 47 units of affordable housing for low-income households in the City of Beaumont for the next 55 years.

The City of Beaumont:

The City of Beaumont is a member of the CMFA and held a TEFRA hearing on June 8, 2021. The City is expected to receive approximately \$7,960 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 (Supplemental):	\$ 1,045,424	\$ 0
Tax-Exempt Bond Proceeds:	\$ 12,735,866	\$ 5,898,424
Taxable Bond Proceeds:	\$ 10,462,014	\$ 1,125,991
LIH Tax Credit Equity:	\$ 0	\$ 7,668,461
Limited Partner Equity:	\$ 622,935	\$ 0
Deferred Developer Fee:	\$ 434,462	\$ 434,462
Deferred Costs:	\$ 1,796,667	\$ 0
MHP:	\$ 0	\$ 11,970,030
Total Sources:	\$ 27,097,368	\$ 27,097,368

Uses of Funds:

Acquisition/Land Purchase:	\$ 680,676
New Construction:	\$ 16,043,625
Construction Hard Cost Contingency:	\$ 709,942
Soft Cost Contingency:	\$ 277,001
Architectural Fees:	\$ 1,215,000
Construction Interest & Fees:	\$ 2,098,674

Legal Fees:	\$	70,483
Reserves:	\$	709,739
Other Costs:	\$	2,357,766
Developer Fee:	\$	<u>2,934,462</u>
Total Uses:	\$	27,097,368

Terms of Transaction:

Amount:	\$3,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	January 2023

Public Benefit:

A total of 47 households will be able to enjoy high quality, independent, affordable housing in the City of Beaumont for the next 55 years.

Percent of Restricted Rental Units in the Project: 100%  
 100% (47 units) restricted to 30% or less of area median income households.  
 Unit Mix: 2- and 3-bedroom units  
 Term of Restriction: 55 years

Finance Team:

Lender:	PNC Bank
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Bateman Seidel Miner Blomgren Chellis & Gram, P.C.
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 \$3,000,000 for the Allegheny Apartments affordable housing facility located in the City of Beaumont, Riverside County, 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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## NORTH HOUSING SENIOR APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	Housing Authority of the City of Alameda
Action:	Final Resolution
Amount:	\$40,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Alameda, Alameda County, California
Activity:	Affordable Housing
Meeting:	December 8, 2023

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### Background:

The Housing Authority of the City of Alameda (the AHA) is a well-regarded public housing authority that was created in 1940 to serve individuals and households throughout the island city. The AHA is the City's leader in providing a comprehensive array of affordable housing solutions. Its responsibilities extend beyond those of a typical housing authority to meet the unique needs of its community. Although a separate legal entity, the authority implements several policies and programs for the City, including administering the federal government's rental voucher programs; managing the City of Alameda's housing programs; serving as a thoughtful long-term owner of housing; and developing housing. The AHA is organized as a public body corporate and politic.

The AHA, alone and in partnership, has successfully developed and renovated affordable rental homes throughout the City of Alameda. The housing authority has two agency supporting legal entities: Alameda Affordable Housing Corporation (AAHC) and Island City Development (ICD). These entities each play distinct roles in the development and portfolio management of the AHA properties. The experience of both demonstrates the AHA's ability to successfully develop within the City of Alameda and operate properties sustainably over time.

Over decades, the AHA and its related entities have acquired and developed deed restricted housing. As stewards of public funds, sustainable operations are top priority. Given the contained size of the City, the AHA operates different properties together to take advantage of scale and keep costs reasonable. Furthermore, the AHA invests heavily in resident services for all residents through thoughtful partnerships with social service providers. Maintaining sustainable operations

enables stability for residents and enables the AHA and ICD to actively pursue new opportunities to serve the island city.

The Project:

North Housing Senior Apartments is a new construction project located in Alameda on a 0.97-acre site. The project consists of 63 restricted rental units and 1 unrestricted manager’s unit. The project will have 40 studio units and 23 one-bedroom units. The building will be a single four-story building constructed Type V-A. Common amenities include a lobby, multipurpose community room, laundry room, secure bicycle parking, gated access, mail room, and an elevator. Each unit will have central heating and cooling, blinds, ceiling fan, coat closet, refrigerator, stove/oven, dishwasher, and garbage disposal. The construction is expected to begin February 2024 and be completed in December 2025. The financing of this project will provide 63 units of affordable housing in the City of Alameda for 55 years.

The City of Alameda:

The City of Alameda is a member of the CMFA and held a TEFRA hearing on December 5, 2023. The City is expected to receive approximately \$14,223 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:	\$ 25,184,366	\$ 0
Taxable Bond Proceeds:	\$ 13,567,397	\$ 3,184,300
LIH Tax Credit Equity:	\$ 2,148,413	\$ 21,295,433
Deferred Equity:	\$ 100	\$ 100
Deferred Developer Fee:	\$ 0	\$ 1,051,776
Housing Authority of the City of Alameda:	\$ 3,538,000	\$ 3,538,000
HCD IIG via Sponsor Loan:	\$ 2,293,116	\$ 2,293,116
HCD MHP:	\$ 0	\$ 13,474,995
HCD VHHP:	\$ 0	\$ 4,867,201
Total Sources:	\$ 46,731,392	\$ 49,704,921

Uses of Funds:	
Land and Acquisition:	\$ 2,689,924
Construction Costs:	\$ 28,985,921
Construction Hard Cost Contingency:	\$ 3,079,802
Soft Cost Contingency:	\$ 500,000
Architectural / Engineering:	\$ 1,186,161
Const. Interest, Perm. Financing:	\$ 4,592,373
Legal Fees:	\$ 225,000
Reserves:	\$ 578,630
Other Costs:	\$ 4,867,110
Developer Fee:	\$ 3,000,000
Total Uses:	\$ 49,704,921

Terms of Transaction:

Amount:	\$40,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	January 2024

Public Benefit:

A total of 63 households will be able to enjoy high quality, independent, affordable housing in the City of Alameda for the next 55 years.

Percent of Restricted Rental Units in the Project: 100%  
60% (38 units) restricted to 30% or less of area median income households; and  
40% (25 units) restricted to 40% or less of area median income households.  
Unit Mix: Studio and 1-bedroom units  
Term of Restriction: 55 years

Finance Team:

Lender:	Bank of America, N.A.
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Buchalter
Borrower Counsel:	Gubb and Barshay LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$40,000,000 for North Housing Senior Apartments affordable housing facility located in the City of Alameda, Alameda County, 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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## **WOODLAKE FAMILY APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant: Daylight Community Development

Action: Final Resolution

Amount: \$70,000,000

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

Activity: Affordable Housing

Meeting: December 8, 2023

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### Amending Final Resolution

The Board of the CMFA previously approved a Final Resolution October 13, 2023. The board originally approved a resolution with the issuance of recycled bonds being delivered at closing. The Board is being asked to approve a new resolution that will allow the project to issue \$7,000,000 of recycled bonds post-closing.

### Original Staff Report

#### Background:

Daylight Community Development (“Daylight”) was started when three business school students met with a common desire to help solve the homelessness crisis in California. They all had an interest in new legislation around homelessness and came together to form a business plan that made sense with a large focus on modular construction techniques. From this, Daylight Community Development was born.

Daylight Community Development is a for-profit real estate development company working to end homelessness in Los Angeles. Daylight uses innovative construction techniques and financing strategies and new zoning policies to build homeless housing in a more cost -effective manner.

Daylight has successfully created meaningful partnerships in the development of affordable housing. Daylight has been able to bring non-profit and for-profit firms together to maximize collective social impact in Permanent Supportive Housing development.

The organization was founded by experienced operators in the retail and multi-family development, affordable housing development, non-profit, consulting, investment banking, private equity and venture capital industries.

The Project:

The Woodlake Family Apartments, formerly known as 23036 Ventura Apartments, is a new construction project located in Los Angeles on a 0.84-acre site. The project consists of 50 restricted rental units, 49 market rate units, and 1 unrestricted manager’s unit. The project will have 2 Studio units, 44 one-bedroom units, 28 two-bedroom units, and 26 three-bedroom units. The building will consist of 5 stories of Type III-A construction over 3 stories of Type I-A construction at grade. Common amenities include laundry room, learning center, community room, bicycle parking and supportive services spaces. Each unit will have a refrigerator, stove/oven, dishwasher, garbage disposal and air conditioning. The construction is expected to begin November 2023 and be completed in December 2025. This financing will create 72 units of quality affordable housing in the City of Los Angeles for the next 55 years.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and held a TEFRA hearing on September 26, 2023. The city is expected to receive approximately \$19,333 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:	\$ 40,000,000	\$ 16,425,000
Taxable Bond Proceeds:	\$ 12,000,000	\$ 0
Tax-Exempt Recycled Bonds:	\$ 7,000,000	\$ 0
LIH Tax Credit Equity:	\$ 7,499,608	\$ 49,997,384
Deferred Developer Fee:	\$ 7,482,215	\$ 8,307,216
Deferred Costs:	\$ <u>747,777</u>	\$ <u>0</u>
Total Sources:	\$ 74,729,600	\$ 74,729,600

Uses of Funds:

Land and Acquisition:	\$ 7,550,000
Construction Costs:	\$ 42,793,268
Construction Hard Cost Contingency:	\$ 3,134,495
Soft Cost Contingency:	\$ 465,001
Architectural / Engineering:	\$ 1,751,600
Const. Interest, Perm. Financing:	\$ 7,563,000
Legal Fees:	\$ 590,800
Reserves:	\$ 592,012
Other Costs*:	\$ 1,686,000



Developer Fee:	\$ 8,603,424
Total Uses:	\$ 74,729,600

Terms of Transaction:

Amount:	\$70,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2023

Public Benefit:

A total of 72 households will be able to enjoy high quality, independent, affordable housing in the City of Los Angeles for the next 55 years.

Percent of Restricted Rental Units in the Project: 73%  
 26% (25 units) restricted to 30% or less of area median income households; and  
 47% (47 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:	Citi Community Capital
Bond Counsel:	Jones Hall APLC
Issuer Counsel:	Jones Hall APLC
Lender Counsel:	Robinson & Cole LLP
Borrower Counsel:	Sabelhaus & Strain LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$70,000,000 for the Woodlake Family Apartments affordable housing facility located in the City of Los Angeles, Los Angeles County, California.

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



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## TOWNHOMES AT GADING SUMMARY AND RECOMMENDATIONS

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Applicant:	The Sobrato Organization
Nonprofit:	Sobrato Foundation
Action:	Final Resolution
Purpose:	Charitable Affordable Housing Grant for an Affordable Rental Housing Facility Located in the City of Hayward, Alameda County, California
Activity:	Charitable Affordable Housing
Meeting:	December 8, 2023

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### Background:

The Sobrato Organization or “TSO” is a multi-generational, family-owned firm based in Silicon Valley. For over 65 years, the Sobrato family has been developing commercial real estate for high-growth companies, building multifamily communities, investing in entrepreneurial enterprises and giving back to the communities in which the family lives and conducts business. TSO is comprised of three synergistic enterprise units, all served by a shared enterprise operations platform:

- **Real Estate & Development:** TSO’s Real Estate & Development group creates and operates world-class office buildings, apartment homes and mixed-use projects in high-growth markets in the western United States. Its two main objectives are providing strong risk-adjusted returns in support of the Sobrato family’s charitable and personal goals and contributing to the local communities in which it works.
- **Sobrato Capital:** Sobrato Capital leverages TSO’s investment expertise, network, capital resources and long-term investment horizon to generate superior investment returns that complement the success of their Real Estate & Development operations and build the resources of Sobrato Philanthropies.
- **Sobrato Philanthropies:** Sobrato Philanthropies partners with communities to meet immediate needs, address systemic barriers, and pursue social justice to build a more equitable and sustainable world. Guided by the family’s business philosophy and values, three generations engage in grantmaking, advocacy, and impact investing to build a stronger Silicon Valley and address global issues of interest to the whole family.

The Sobrato family applies the same values of mutual accountability, collaboration, engagement, excellence, and integrity across all their philanthropic and business activities, working to leverage

the combined power of their investments to create value and opportunity in their local community and beyond.

Nonprofit Partner:

Sobrato Foundation is part of The Sobrato Organization, a multi-generational, family-owned, and family-led firm that has played a dynamic role in the emergence and growth of Silicon Valley for nearly 70 years. As a family, they inspire current and future generations to steward family resources in service of others around the world.

The Sobrato Foundation mission is to partner with communities to meet immediate needs, address systemic barriers, and pursue social justice to build a more equitable and sustainable world. Guided by the business philosophy and personal values of the Sobrato family, three generations engage in grantmaking, advocacy, impact investing, and collaborative efforts to create impact locally and around the world. In 2019 they approved a plan that would expand their philanthropy and more intentionally bring together their collective, collaborative, and individual giving through their family's foundation and other philanthropic vehicles.

The Project:

Townhomes on Gading is a 61-unit apartment complex in Hayward, recently purchased in September of 2023 as The Sobrato Family Foundation's second acquisition within their Housing Security Initiative ("HSI"). The community is located on 3.54 acres which is a low density of 17.2 units/acre. All of the units are two-story townhomes with private patios and the mix of 19 two-bedroom units (31%), 34 three-bedroom units (56%) and 8 four-bedroom units (13%) offers a very favorable 2.8 bedrooms/unit and is ideally suited for their target demographic of families, youth, and service sector workers. It is well located in close proximity to schools, parks, retail services, and medical facilities including St. Rose Hospital. The grant and recorded regulatory agreement will ensure 20 years of affordability at the project.

The City of Hayward:

The City of Hayward is a member of the CMFA and will be notified of the anticipated grant donation. Upon closing, the City is expected to receive approximately \$9,150 as part of the CMFA's sharing of Closing Fees.

Terms of Transaction:

Amount:	\$10,000 Donation
Estimated Closing:	December 2023

Public Benefit:

A total of 61 low-income households will be able to enjoy high quality, independent, affordable housing in the City of Hayward for the next 20 years. The new construction on the project was just completed and purchased by The Sobrato Organization. The developer wishes to restrict and create affordable housing for the next 20 years with the Welfare Exemption that will be placed on the property.

Percent of Restricted Rental Units in the Project: 100%  
100% (61 Units) restricted to 80% or less of area median income households.  
Unit Mix: two bedroom units  
Term of Restriction: 20 years

Finance Team:

Nonprofit Partner:	Sobrato Foundation
Nonprofit Partner Counsel:	Goldfarb & Lipman LLP
Special Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall APLC
Borrower Counsel:	Goldfarb & Lipman LLP
Financial Advisor:	Kingdom Development

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution for a donation of \$10,000 for the Townhomes at Gading affordable multi-family housing facility located in the City of Hayward, Alameda County, California.



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## **1317 S. GRAND APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	Housing Diversity Corporation
Nonprofit:	PEP Housing
Action:	Final Resolution
Purpose:	Charitable Affordable Housing Grant for an Affordable Rental Housing Facility Located in the City of Los Angeles, Los Angeles County, California
Activity:	Charitable Affordable Housing
Meeting:	December 8, 2023

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### Background:

Housing Diversity Corporation is a housing innovator dedicated to providing a forward-thinking alternative to traditional apartment living in urban centers. Offering generous amenity packages in a small footprint, these sustainably designed, modern spaces allow people to live in beautiful surroundings at a middle-income price point.

The development of traditional multi-family housing in urban centers fails to support the “missing middle” (individuals earning 60%–120% of the area median income who comprise the majority of a city’s workforce). Outdated housing infrastructure fails to meet demand, driving people out of the community. Through a mix of adaptive reuse, repositioning, and ground-up construction projects, HDC leads the industry in providing high-quality rental housing in desirable locations.

Founded by Seattle-based developer Brad Padden, Housing Diversity Corporation is committed to producing high-quality homes that help create healthy, diverse neighborhoods. The company currently has developments in Los Angeles and Seattle with plans to expand across the West Coast. Housing Diversity Corporation provides subject matter expertise in land use and tax code, highest and best use, transit-oriented development, environmental and social governance (ESG), process control, and repeatability, as well as long-term stewardship of all of its multi-family projects.

### Nonprofit Partner:

The story of PEP Housing began when a group of clergy and civic leaders in Petaluma came together to troubleshoot a situation that was considered unacceptable. These citizens were appalled to discover that many of the elderly in their community were living out their senior years in converted garages, storage units, and tents without heat or running water. The founders began to meet regularly as volunteers, believing that other community volunteers could and would join them in an effort to sponsor and manage housing for low-income seniors living on limited, fixed incomes. In 1978, Petaluma Ecumenical Properties was established. As a result of their efforts, the organization now known as PEP Housing has developed and manages 17 affordable housing properties with 473 apartments accommodating 500 low-income seniors, with several more properties in development.

When the need is as great as a 5-year waitlist for housing indicates, their work is never done. PEP Housing development staff is constantly on the lookout for opportunities to develop new affordable housing projects. Their goal is to bring quality affordable housing to other communities that can benefit from their successful affordable housing model and maintaining the lowest rental rates in the North Bay. Toward this end, PEP Housing has expanded their development projects into other parts of the Northern California as project opportunities have come forward due to their growing reputation as an industry leader in development of service-enriched housing for seniors.

### The Project:

1317 S Grand is a ground up construction project in the South Park Neighborhood of Downtown Los Angeles (DTLA). The project is 70% complete and will add 147 studios on a single lot in an 8-story building. The project is located in an Opportunity Zone. This project is an urban infill residential project for under-served workforce renters who desire affordability, privacy and a walkable, transit-oriented lifestyle. All units will be 100% affordable under municipal standards at under 80% AMI. Amenities will include BBQ rooftop grills, downtown views, expansive rooftop sky deck, dining, and garden area, complimentary Wi-fi, common full kitchen and recreation room, bike shop and storage, private reservable conference room and common workspaces, workout gym and yoga studio. Services include package lockers service, common laundry room on every floor, keyless entry to building, and online resident services. Construction began in Q2 2022 and is expected to be complete in Q1 2024. The grant for this project will create an affordable housing project in the City of Los Angeles for the next 20 years.

### The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and will be notified of the anticipated grant donation. Upon closing, the City is expected to receive approximately \$22,050 as part of the CMFA's sharing of Closing Fees.

### Terms of Transaction:

Amount:	\$10,000 Donation
Estimated Closing:	December 2023

Public Benefit:

A total of 147 low-income households will be able to enjoy high quality, independent, affordable housing in the City of Los Angeles for the next 20 years.

Percent of Restricted Rental Units in the Project: 100%  
100% (147 Units) restricted to 80% or less of area median income households.  
Unit Mix: Studio units  
Term of Restriction: 20 years

Finance Team:

Nonprofit Partner: PEP Housing  
Nonprofit Partner Counsel: Downs Pham & Kuei LLP  
Special Counsel: Orrick, Herrington, & Sutcliffe LLP  
Issuer Counsel: Jones Hall, APLC  
Borrower Counsel: Downs Pham & Kuei LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution for a donation of \$10,000 for the 1317 S. Grand Apartments affordable multi-family housing facility located in the City of Los Angeles, Los Angeles County, California.



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## **1411 S. FLOWER APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	Housing Diversity Corporation
Nonprofit:	PEP Housing
Action:	Final Resolution
Purpose:	Charitable Affordable Housing Grant for an Affordable Rental Housing Facility Located in the City of Los Angeles, Los Angeles County, California
Activity:	Charitable Affordable Housing
Meeting:	December 8, 2023

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### Background:

Housing Diversity Corporation is a housing innovator dedicated to providing a forward-thinking alternative to traditional apartment living in urban centers. Offering generous amenity packages in a small footprint, these sustainably designed, modern spaces allow people to live in beautiful surroundings at a middle-income price point.

The development of traditional multi-family housing in urban centers fails to support the “missing middle” (individuals earning 60%–120% of the area median income who comprise the majority of a city’s workforce). Outdated housing infrastructure fails to meet demand, driving people out of the community. Through a mix of adaptive reuse, repositioning, and ground-up construction projects, HDC leads the industry in providing high-quality rental housing in desirable locations.

Founded by Seattle-based developer Brad Padden, Housing Diversity Corporation is committed to producing high-quality homes that help create healthy, diverse neighborhoods. The company currently has developments in Los Angeles and Seattle with plans to expand across the West Coast. Housing Diversity Corporation provides subject matter expertise in land use and tax code, highest and best use, transit-oriented development, environmental and social governance (ESG), process control, and repeatability, as well as long-term stewardship of all of its multi-family projects.



### Nonprofit Partner:

The story of PEP Housing began when a group of clergy and civic leaders in Petaluma came together to troubleshoot a situation that was considered unacceptable. These citizens were appalled to discover that many of the elderly in their community were living out their senior years in converted garages, storage units, and tents without heat or running water. The founders began to meet regularly as volunteers, believing that other community volunteers could and would join them in an effort to sponsor and manage housing for low-income seniors living on limited, fixed incomes. In 1978, Petaluma Ecumenical Properties was established. As a result of their efforts, the organization now known as PEP Housing has developed and manages 17 affordable housing properties with 473 apartments accommodating 500 low-income seniors, with several more properties in development.

When the need is as great as a 5-year waitlist for housing indicates, their work is never done. PEP Housing development staff is constantly on the lookout for opportunities to develop new affordable housing projects. Their goal is to bring quality affordable housing to other communities that can benefit from their successful affordable housing model and maintaining the lowest rental rates in the North Bay. Toward this end, PEP Housing has expanded their development projects into other parts of the Northern California as project opportunities have come forward due to their growing reputation as an industry leader in development of service-enriched housing for seniors.

### The Project:

1411 S Flower is a ground up construction project in the South Park Neighborhood of Downtown Los Angeles (DTLA). The project is 45% complete and will add 227 studios on a single lot in a 8-story building. The project is located in an Opportunity Zone. This project is an urban infill residential project for under-served workforce renters who desire affordability, privacy and a walkable, transit-oriented lifestyle. All units will be 100% affordable under municipal standards at under 80% AMI. Amenities will include downtown views, expansive rooftop sky deck, complimentary Wi-fi, common area with a full kitchen and recreation room, bike shop and storage, private reservable conference room and common workspaces, workout gym and yoga studio. Services include package lockers service, common laundry room on every floor, keyless entry to building, and online resident services. Construction began in Q2 2022 and is expected to be complete in Q1 2024. The grant for this project will create an affordable housing project in the City of Los Angeles for the next 20 years.

### The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and will be notified of the anticipated grant donation. Upon closing, the City is expected to receive approximately \$34,050 as part of the CMFA's sharing of Closing Fees.

### Terms of Transaction:

Amount:	\$10,000 Donation
Estimated Closing:	December 2023

Public Benefit:

A total of 227 low-income households will be able to enjoy high quality, independent, affordable housing in the City of Los Angeles for the next 20 years. The project was just purchased and will be able to undergo substantial rehabilitation to each unit because of the Welfare Exemption that will be placed on the property.

Percent of Restricted Rental Units in the Project: 100%  
100% (227 Units) restricted to 80% or less of area median income households.  
Unit Mix: studio units  
Term of Restriction: 20 years

Finance Team:

Nonprofit Partner:	PEP Housing
Nonprofit Partner Counsel:	Downs Pham & Kuei LLP
Special Counsel:	Orrick, Herrington, & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Borrower Counsel:	Downs Pham & Kuei LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution for a donation of \$10,000 for the 1411 S. Flower Apartments affordable multi-family housing facility located in the City of Los Angeles, Los Angeles County, California.



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**WILDFLOWER/CREEKSIDE ENCORE COMMUNITY FACILITIES  
DISTRICT ANNEXATION NO. 1 (PACIFIC POPPY)  
SUMMARY AND RECOMMENDATIONS**

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Applicant: Pacific Communities

Action: Approval

Purpose: Approve Resolutions of Annexation No. 1 (Pacific Poppy) to CMFA Community Facilities District No. 2022-8 (City of Palmdale – Wildflower/Creekside Encore)

Activity: BOLD/ Community Facilities District

Meeting: December 8, 2023

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Background and Resolutions:

The CMFA’s BOLD Program (“BOLD”) utilizes the Mello-Roos Community Facilities Act of 1982 (California Government Code Section 53311 et seq.) (the “Act”) to raise revenues for the infrastructure needs of local agencies in California. The City of Palmdale (the “City”) is a member of the CMFA and a participant in BOLD. Pacific Communities has submitted an application to the CMFA to use BOLD in relation to the Developer’s proposed development of certain property located in the City. The CMFA and the City have accepted such application as well as an application to annex additional property into the already formed CFD.

The applicant has requested the annexation of property into a previously formed community facilities district which will facilitate the future issuance of bonds by the CMFA under the program. Proceeds of bonds will primarily be used to finance impact fees owed to the City and other public agencies.

On June 24, 2022, the Board of Directors of the CMFA formed Community Facilities District 2022-8 (City of Palmdale – Wildflower/Creekside Encore) as Resolution No. 22-187 (the “Resolution of Formation”), and a future Annexation Area for the project. The proposed annexation will include 73 lots and the lots will be annexed into Tax Zone 1 of Community Facilities District 2022-8 (City of Palmdale – Wildflower/Creekside Encore).

On November 3, 2023 the CMFA adopted a resolution stating its intention to adopt a resolution to annex territory to community facilities district No. 2022-8 (City of Palmdale – Wildflower/Creekside Encore) and to authorize the levy of special taxes therein (the “Resolution

of Intention to Annex”), stating the types of public facilities to be financed on behalf of the CFD, setting forth the rate and method of apportionment of a proposed special tax to be levied in the CFD, and establishing the boundary.

Under the Act, the process of completing the annexation requires a noticed public hearing, the adoption of a resolution submitting annexation of territory within the CFD, the holding of a landowner election, and the adoption of an amending ordinance levying the special taxes. The Board of Directors of the CMFA will first hold a public hearing on the annexation of territory and consider any public comments received. After such public hearing, if there is no majority protest received, the Board of Directors of the CMFA can then proceed to adopt the resolution submitting annexation of territory and levy of special taxes. A resolution meeting the requirements of the Act is presented at this meeting in the form of a Resolution of the Board of Directors of the California Municipal Finance Authority Submitting Annexation of Territory and Levy of Special Taxes for California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale – Wildflower/Creekside Encore).

After adoption of the Resolution Submitting Annexation, the Board of Directors of the CMFA can proceed to hold a landowner election annexing territory into the CFD. The election is allowed to be held as part of this meeting since timing waivers from 100% of the landowner voters have been received by the CMFA. The Secretary will canvass the results of the landowner election. These ballots have already been received by the Secretary.

The Board of Directors of the CMFA can then proceed to adopt a resolution declaring the results of the special landowner election for the CFD and directing recording of the amendment to the Notice of the Special Tax Lien with the County Recorder for Los Angeles County. A resolution meeting the requirements of the Act is presented at this meeting in the form of a Resolution of the Board of Directors of the California Municipal Finance Authority Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amendment to Notice of Special Tax Lien in and for the California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore).

The final legislative act is the approval of an amending ordinance levying special taxes on the land in the CFD. Assuming its introduction on December 8, 2023, the ordinance can be finally adopted at a subsequent Board meeting.

#### The Project:

The CFD includes approximately 55 acres, 39 of which are proposed for the development. The CFD is planned to include 206 single-family residences between 2,200 and 4,300 square feet.

The project includes the Wildflower division including 95 units and the Creekside Encore division consisting of 111 units. Pacific Communities is developing the property and will also build and sell the homes to homeowners.

The final map for Wildflower has been recorded and model homes are under construction. Home sales are underway. The final map for Creekside has been recorded.

The Annexation Area includes 12.68 acres and will include 73 residential lots. The final map has been recorded for the 73 lots and the Annexation Area is directly next to the Wildflower and Creekside divisions.

Future Action:

The Wildflower/Creekside Encore CFD will likely be pooled with other like-sized CFDs and sold as a combined financing. Depending on development status, the Wildflower/Creekside Encore CFD will likely be included in a pooled financing in late 2024.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt the Resolution of Annexation, the Resolution to Declare Results of Special Annexation Election, and approve the Amending Ordinance to CMFA Community Facilities District 2022-8 (City of Palmdale – Wildflower/Creekside Encore).

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Bev's Angel Project, Inc.

124 Kipling Court

Roseville , CA 95747 County Sacramento

N/A

FEIN 45-4992821 Founded: 2012

Previous Donation:  Yes  No 35,000 11/18/2022 List Date 11/17/2023

**Mission:**

Bev's Angel Project is committed to assisting underserved, mostly Title I schools and fire-impacted communities in northern California. They traditionally provide holiday events for families lacking resources. Referrals typically come from teachers and school administrators.

They are making holiday plans for several Title I schools, at least three, one each in Sacramento, Elk Grove and Stockton. and more if possible.

Bev's hopes to host two Christmas stores at two additional title one schools in the Sacramento region. The stores are open to Ukrainian refugees and other very low income families that are seeking warm coats, pjs, toiletries, household items and presents. The refugees have arrived in the US with only a small suitcase. Many of the families have 3+ kids.

**Impact:**

The donation would be used for the needs of the school districts

**Financial Information:** CA CT-TR-1 for FY 2022

Revenues:	Amount	%	Notes
Government/Earned Contributions	33,000	100.0%	
Other			
<b>Total Revenue:</b>	<b><u>\$33,000</u></b>	<b><u>100.0%</u></b>	
Expenses:			
Program	\$48,460	100.0%	
Administration			
Fund Raising			
<b>Total Expenses:</b>	<b><u>\$48,460</u></b>	<b><u>100.0%</u></b>	
Excess/(Deficit) of Revenues Over Expenses:	<b><u>(\$15,460)</u></b>		
Net Assets:	<b><u>\$43,930</u></b>		

BOD: Patricia (Penny) Johnson

California Resiliency Alliance

PO Box 464

Livermore , CA 94551 County Alameda

www.caresiliency.org

FEIN 27-0771338 Founded: 2009

Previous Donation:  Yes  No List Date 11/17/2023

**Mission:**

What We Do: Empowering local and regional resiliency through cross-sector partnerships and information sharing

Connecting people and organizations to facilitate regional resiliency coordination and planning.

Sharing curated information, tools, and resources via a dynamic distribution list so members can spend their time using information instead of trying to find it.

Serving as a nexus between the sectors to champion cross-sector understanding and collaboration.

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2022

Revenues:	Amount	%	Notes
Government/Earned Contributions	12,952	100.0%	
Other			
<b>Total Revenue:</b>	<b><u>\$12,952</u></b>	<b><u>100.0%</u></b>	
Expenses:			
Program	\$14,841	100.0%	
Administration			
Fund Raising			
<b>Total Expenses:</b>	<b><u>\$14,841</u></b>	<b><u>100.0%</u></b>	
Excess/(Deficit) of Revenues Over Expenses:	<b><u>(\$1,889)</u></b>		
Net Assets:	<b><u>\$530</u></b>		

BOD: Andrea E. Davis; Lucas Eckroad; Jackie Koci Tamayo; David Ebarle; Gabriele Almon; Eileen Connors; Jeffrey Dell; Niall Kavanagh; Stasha Wyskiel; Tereza Ortega-Franco



ChildNet Youth and Family Services

4155 Outer Traffic Circle

Long Beach , CA 90804 County Los Angeles

www.childnet.net

FEIN 95-2666942 Founded: 1972

Previous Donation:  Yes  No 35,000 10/7/2022 List Date 12/8/2023

**Mission:**

The Educational Support and Services program provides educational support to foster care children who have difficulty achieving their educational potential. Further, it funds IEP's, special education assessments, behavioral issues affecting educational performance, and learning difficulties. The primary goal is to improve the educational outcomes of the 40-50 children served annually. The annual budget is \$150,000 of direct expenses, which is 100% funded by contributions, with no government support.

**Impact:**

A donation would be restricted to Educational Support and Services

**Financial Information:** IRS Form 990 for FY 2022

Revenues:	Amount	%	Notes
Government/Earned	\$32,018,639	95.2%	Other includes investment income of \$1,190,252 and sale of assets for \$348,337
Contributions	68,820	0.2%	
Other	<u>1,538,993</u>	<u>4.6%</u>	
Total Revenue:	<u>\$33,626,452</u>	<u>100.0%</u>	
Expenses:			
Program	\$28,896,010	87.5%	
Administration	3,970,716	12.0%	
Fund Raising	<u>164,411</u>	<u>0.5%</u>	
Total Expenses:	<u>\$33,031,137</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$595,315</u>		
Net Assets:	<u>\$25,872,267</u>		

BOD: Jim Choura; Gordon Lentzner; Karin Polacheck; Robert Alperin; Robert Armstrong; Lou Cassani; Mike Deaderick; Dr. Krainia Freeman; Braden J. Phillips; Phil Ramsdale; Tim Richmond; Don Trojan; Randy Wilson

Coalition to Abolish Slavery and Trafficking

3580 Wilshire Blvd #900-37

Los Angeles , CA 90010 County Los Angeles

www.castla.org

FEIN 10-0008533 Founded: 2003

Previous Donation:  Yes  No 50,000 6/24/2022 List Date 12/8/2023

**Mission:**

The Coalition to Abolish Slavery and Trafficking (CAST) is a Los Angeles–based nonprofit organization that is working to put an end to modern slavery and human trafficking through comprehensive, lifesaving services to survivors and a platform to advocate for groundbreaking policies and legislation. Over the past two decades, CAST has supported thousands of survivors through every phase of their journey to freedom from counseling, to legal resources, to housing, educational and leadership training and mentorship. Through these programs, CAST has helped empower survivors to overcome their traumatic pasts and become leading voices in shaping policy and public awareness to ultimately put an end to the fastest growing criminal enterprise of the 21st century.

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2022

Revenues:	Amount	%	Notes
Government/Earned	\$6,167,628	67.6%	
Contributions	2,937,909	32.2%	
Other	<u>15,661</u>	<u>0.2%</u>	
Total Revenue:	<u>\$9,121,198</u>	<u>100.0%</u>	
Expenses:			
Program	\$6,719,674	86.3%	
Administration	591,709	7.6%	
Fund Raising	<u>471,117</u>	<u>6.1%</u>	
Total Expenses:	<u>\$7,782,500</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$1,338,698</u>		
Net Assets:	<u>\$5,340,614</u>		

BOD: AnnCarla Costello; Mike Trozzo; Molly Rhodes; Jessica Caloza; Butch Schuman; Mary Genino; Steven Hirsh; Kathryn McMahon; Tabrez Noorani; Kay Buck; Linda Lopez

Community Action Partnership of Orange County

11870 Monarch Street

Garden Grove , CA 92841 County Orange

<https://www.capoc.org/>

FEIN 95-2452787 Founded: 2005

Previous Donation:  Yes  No 30,000 6/5/2020 List Date 11/17/2023

**Mission:**

We provide food, clothing, shelter, guidance, health and referral services to economically disadvantaged individuals and families, and assist and encourage those whom we serve to achieve self-sufficiency. Census data and studies on food insecurity and homelessness reflect that Orange County has one the largest population of people living in poverty in the State. Hunger and food insecurity are still routine experiences of over 30% of its population—almost 50% of them children. Moreover, the County is still one of the most expensive in the nation based on the income required to rent a two-bedroom apartment;and, still has one of the highest rate of homelessness per capita in the nation. In sum, there continues to be a need for supportive services for low-income, homeless and hungry individuals and families in our community.

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2021

Revenues:	Amount	%	Notes
Government/Earned	\$34,213,526	87.9%	
Contributions	4,714,230	12.1%	
Other	<u>1,436</u>	<u>0.0%</u>	
Total Revenue:	<u>\$38,929,192</u>	<u>100.0%</u>	
Expenses:			
Program	\$36,498,431	91.6%	
Administration	2,438,841	6.1%	
Fund Raising	<u>890,334</u>	<u>2.2%</u>	
Total Expenses:	<u>\$39,827,606</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$898,414)</u>		
Net Assets:	<u>\$17,314,004</u>		

BOD: Alberta Christy; Connie Jones; David Drakeford; Joshua Mino; Janet Brown; Rayna Hamre; Patricia Healy; Doug Wooley; Irene Basdakis; Nahla Kayali; William Oconnell; Amelia Ramos-Moreno; Burt Winer; Alicia Berhow; Vijay Chidambaram + 3

Community Initiatives for benefit of Mission Science Workshop

1000 Broadway Room 480

Oakland , CA 94607 County San Francisco

www.missionscienceworkshop.org

FEIN 94-3255070 Founded: 1991

Previous Donation:  Yes  No

List Date 12/8/2023

**Mission:**

MSW was founded in 1991 in Dan Sudran's garage, which was filled with his collections of magnets, fossils, animal bones, radios, and more. Neighborhood kids began to stop by daily, fascinated by Dan's science collections and wanting to tinker, build, and explore. There, the idea of a "science workshop" was born.

Now, MSW has THREE public workshop spaces, where students and families come to explore all of their curiosities. From our woodshop — to our live animals — to our physics exhibits, there's something for everyone!

Our workshops enrich the lives of students from high-need communities through exciting, hands-on science — here, they can crack open shale fossils, wire a motor toy, build a wooden scooter, ride a homemade hovercraft, and so much more.

**Impact:**

A donation would assist the organization in the furtherance of their mission. The donation would be RESTRICTED to this program.

**Financial Information:** IRS Form 990 for FY 2022

Revenues:	Amount	%	Notes
Government/Earned	\$14,793,275	25.6%	
Contributions	42,861,666	74.1%	
Other	<u>212,735</u>	<u>0.4%</u>	
Total Revenue:	<u>\$57,867,676</u>	<u>100.0%</u>	
Expenses:			
Program	\$38,936,924	84.1%	
Administration	4,442,963	9.6%	
Fund Raising	<u>2,930,907</u>	<u>6.3%</u>	
Total Expenses:	<u>\$46,310,794</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$11,556,882</u>		
Net Assets:	<u>\$45,561,353</u>		

BOD: Mary Ann Fake; Dee Dee Mendoza; Phillippe Wallace; Betsy Block; Janet Camareno; Abbas Moloo Loren Pogir; Barbara Rhomberg; Maya Tussing; Robert Weiner

Friends of Fieldworkers, Inc.

P.O. Box 1166

Oak View , CA 93022 County Ventura

friendsoffieldworkers.org

FEIN 47-4817644 Founded: 2013

Previous Donation:  Yes  No 52,500 5/20/2022 List Date 12/8/2023

**Mission:**

Friends of Fieldworkers, Inc., is a non-profit charity established to help improve the lives of the families of fieldworkers in Ventura County. We receive contributions of cash and in-kind gifts (clothing, bedding, books, household items, furniture, etc.), sponsor activities for children, and provide assistance with such matters as education and healthcare.

Friends of Fieldworkers, Inc., was founded on October 7, 2013, as a response to the Oxnard fire of October 4, 2013, that destroyed the homes of dozens of families and left them to fend for themselves. We collected clothing, household items, furniture, toys, medical supplies and books, and distributed them to as many of the displaced and scattered families as we could locate. From its founding until its incorporation in 2015, Friends of Fieldworkers operated as a subsidiary of The Abundant Table, and received contributions of cash and in-kind goods that were distributed to families and relatives of the fire victims.

**Impact:**

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

**Financial Information:** IRS Form 990-EZ for 2022

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	161,786	100.0%	
Other	<u>13</u>	<u>0.0%</u>	
Total Revenue:	<u>\$161,799</u>	<u>100.0%</u>	
Expenses:			
Program	\$114,244	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$114,244</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$47,555</u>		
Net Assets:	<u>\$64,190</u>		

BOD: Judy F. Lucas; Ted Lucas; Alma Ramirez

Saffyre Sanctuary, Inc.

PO Box 921708

Sylmar , CA 91392 County Los Angeles

www.saffyresanctuary.org

FEIN 27-0333811 Founded: 2009

Previous Donation:  Yes  No

List Date 6/2/2023

**Mission:**

Saffyre Sanctuary, located in Los Angeles, California, is a horse rescue and rehabilitation program that cares for horses that have been abandoned, abused, or neglected. By allowing them to rediscover their true nature, we provide every opportunity for them to experience the possibility of enjoying a second career, or offer them a well deserved retirement due to soundness issues, age, or owner hardships.

**Impact:**

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

**Financial Information:** IRS Form 990-EZ for 2022

Revenues:	Amount	%	Notes
Government/Earned	\$13,680	7.3%	
Contributions	172,678	92.3%	
Other	<u>640</u>	<u>0.3%</u>	
Total Revenue:	<u>\$186,998</u>	<u>100.0%</u>	
Expenses:			
Program	\$190,566	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$190,566</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$3,568)</u>		
Net Assets:	<u>\$65,200</u>		

BOD: Esta Bernstein; Lori Reyes; Ken Del Alcazar; Catherine Del Castillo; Audrey Jorgensen; Linda Kiefer

Special Olympics Southern California, Inc.

1600 Forbes Way, Suite 200

Long Beach , CA 90810 County Los Angeles

www.sosc.org

FEIN 95-4538450 Founded: 1996

Previous Donation:  Yes  No 80,000 6/24/2022 List Date 11/17/2023

**Mission:**

The mission of Special Olympics Southern California is to provide year-round sports training and athletic competition in a variety of Olympic-type sports for children and adults with intellectual disabilities, giving them continuing opportunities to develop physical fitness, demonstrate courage, experience joy and participate in a sharing of gifts, skills and friendship with their families, other Special Olympics athletes and the community.

Our vision is to promote acceptance, inclusion, and well-being for people with intellectual disabilities through sports.

**Impact:**

A donation would be directed to their program in the city of Riverside.

**Financial Information:** IRS Form 990 for FY 2021

Revenues:	Amount	%	Notes
Government/Earned	\$4,064,025	27.1%	The organization has multiple DBA's for the various counties in Southern California.
Contributions	6,670,678	44.5%	
Other	<u>4,241,779</u>	<u>28.3%</u>	
Total Revenue:	<u>\$14,976,482</u>	<u>100.0%</u>	
Expenses:			Income from "gaming activities" is \$4,058,236 included in other.
Program	\$5,147,853	76.2%	
Administration	519,823	7.7%	
Fund Raising	<u>1,085,485</u>	<u>16.1%</u>	
Total Expenses:	<u>\$6,753,161</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$8,223,321</u>		
Net Assets:	<u>\$11,682,030</u>		

BOD: Kelly Johnson; Richard Villa; William Vogt; Debi Anderson; Dann Angeloff; Andy Barker; Stephen Bolton; Dave Bowman; Amy Brutto; Bill Bryan; Steven Bushong; Bill Caswell; Leo Chu; Ken Dami; Brian Erickson; Rob Friedman; Rhonda Glasscock; Blanca Gonzalez

Tracy Friends for Parks, Recreation, and Community Services Foundation

1025 North Central Ave

Tracy , CA 95376 County San Joaquin

Facebook

FEIN 68-0373339 Founded: 1996

Previous Donation:  Yes  No 25,000 8/5/2022 List Date 9/15/2023

**Mission:**

Tracy Friends for Parks, Recreation, & Community Services Foundation is a locally based and privately funded 501(c)(3) non-profit originally formed in 1992. It is recognized by the City of Tracy as an integral partner dedicated to assisting and providing funds to support programs, events, special projects & scholarship opportunities for our local youth. 100% of the money raised goes towards these goals, we have no paid staff or board members.

Many of our board members are from families that are multi-generational in the Tracy area, and are leaders in the community on a number of different levels. Others have joined the foundation as a result of their passion to make a difference in their community.

**Impact:**

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

**Financial Information:** CA CT-TR-1

Revenues:	Amount	%	Notes
Government/Earned	\$3,430	86.7%	
Contributions	525	13.3%	
Other			
Total Revenue:	<u>\$3,955</u>	<u>100.0%</u>	
Expenses:			
Program	\$6,608	85.9%	
Administration	1,084	14.1%	
Fund Raising			
Total Expenses:	<u>\$7,692</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$3,737)</u>		
Net Assets:	<u>\$12,836</u>		

BOD: Wes Huffman;