



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY



**AGENDA OF THE
REGULAR MEETING OF THE
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

January 10, 2013

10:00 a.m.

**League of California Cities
1400 K Street, 3rd Floor
Sacramento, California**

County of Butte
7 County Center Drive
Oroville, CA 95965

County of Monterey
168 West Alisal Street
Salinas, CA 93901

3252 Southern Hills Drive
Fairfield, CA 94534

- I. Call the Roll (alternates designate which member they are representing).
- II. Approve the Minutes of the December 20, 2012 Regular Meeting.
- III. Staff Updates.
- IV. Approve Consent Calendar.
- V. Second reading and adoption of ordinance levying a special tax for CFD 2012-02 Manteca Lifestyle Center.
- VI. Public Comment.
- VII. Adjourn.

This ___ page agenda was posted at _____ on _____, 2013 at __: __ m, Signed
_____. Please fax signed page to (925) 933-8457.

◆ ◆ ◆ ◆ ◆ ◆ ◆

**CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
CONSENT CALENDAR**

1. Induce the following projects:
 - a. APEC International, LLC (Chestnut Apartments), City of Fresno, County of Fresno; issue up to \$10 million in multi-family housing debt obligations.
 - b. Huntington Park 607, L.P. (Huntington Plaza Apartments), City of Huntington Park, County of Los Angeles; issue up to \$13 million in multi-family housing debt obligations.
 - c. Menlo Capital Group (Victory Place Apartments), City of Oakland, County of Alameda; issue up to \$15 million in multi-family housing debt obligations.

2. Approve the following invoices for payment:
 - a. David Taussig & Associates Invoice #1211039.
 - b. David Taussig & Associates Invoice #1211049.
 - c. David Taussig & Associates Invoice #1211050.
 - d. David Taussig & Associates Invoice #1211051.
 - e. David Taussig & Associates Invoice #1211014.
 - f. David Taussig & Associates Invoice #1211057.
 - g. Willdan Financial Services Invoice #010-19472.
 - h. Willdan Financial Services Invoice #010-19473.
 - i. Willdan Financial Services Invoice #010-19474.
 - j. Willdan Financial Services Invoice #010-19475.
 - k. Burke, Williams & Sorensen, LLP Invoice #162068.
 - l. Burke, Williams & Sorensen, LLP Invoice #161870.
 - m. Burke, Williams & Sorensen, LLP Invoice #161839.

Thursday, January 10, 2013.

Note: Persons requiring disability-related modification or accommodation to participate in this public meeting should contact (925) 933-9229, extension 225.

Item II

Approve the Minutes of the December 20, 2012 Regular Meeting.

**REGULAR MEETING OF THE
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
(CSCDA)**

California State Association of Counties
1100 K Street, Sacramento, California

December 20, 2012

MINUTES

Commission Chair Larry Combs called the meeting to order at 10:05 a.m.

I. Roll Call

Commission members present: Larry Combs and Terry Schutten. Commission members participating by conference telephone: Russ Branson, Tim Snellings, Kevin O'Rourke. Alternate Commissioners participating by conference phone: Ron Holly, sitting for Commissioner Dan Mierzwa.

Others present: Caitlin Lanctot, Scott Carper and James Hamill CSCDA staff; and Dan Harrison and Perry Stottlemeyer, League of California Cities. Participating by conference telephone: Greg Stepanicich, Richards, Watson & Gershon; Brandon Dias, Orrick Herrington & Sutcliffe, Mark Paxson, State Treasurer's Office.

II. Approval of Minutes—December 6, 2012

The commission approved the minutes of the meeting held November 6, 2012.

Motion by Schutten; second by Snellings; unanimously approved by roll-call vote.

III. Staff Updates

None

IV. Approve Consent Calendar

The commission approved the consent calendar consisting of the following items:

A. Induce the following projects:

- a. Community Preservation Partners, LLC (Voorhis Village), City of San Dimas, County of Los Angeles; issue up to \$12 million in multi-family housing debt obligations

- B. Approve the following invoices for payment:
 - a. BLX Invoice #41994-9/120412.
 - b. BLX Invoice #41994-95/120412.
 - c. BLX Invoice #41994-112/120412.

Motion by Holly; second by Schutten; unanimously approved by roll-call vote.

V. Financing Approvals

The commission approved resolutions approving the financing; all necessary actions; the execution and delivery of all necessary documents and authorized any member or authorized signatory to sign all necessary financing documents for the following projects:

- A. American Baptist Homes of the West (Terraces at Los Altos), City of Los Altos, County of Santa Clara; up to \$100,000,000 in 501(c)(3) non-profit revenue bonds.

Motion by Schutten; second by Holly; unanimously approved by roll-call vote.

- B. CRFL Family Apartments, L.P. (Wagon Wheel Apartments), City of Oxnard, County of Ventura; up to \$20,000,000 in multi-family housing debt obligations.

Motion by Holly; second by O'Rourke; unanimously approved by roll-call vote.

- C. Long Beach Artesia, L.P. (Ramona Park Apartments), City of Long Beach, County of Los Angeles; up to \$13,000,000 in multi-family housing debt obligations.

Motion by Schutten; second by Snellings; unanimously approved by roll-call vote.

VI. Community Facilities District 2012-02 – Manteca Lifestyle Center

- a. Public hearing on Community Facilities District No. 2012-02 (Manteca Lifestyle Center), City of Manteca, County of San Joaquin, State of California.

Commission Chair Larry Combs opened the public hearing at 10:25 a.m. No written or live public testimony received. The public hearing was closed by Commission Chair Larry Combs at 10:31 a.m.

- b. Consider adoption of resolution of formation of CFD 2012-02.

- c. Consider adoption of resolution deeming it necessary to incur bonded indebtedness on behalf of CFD 2012-02.
- d. Consider resolution calling landowner election within CFD 2012-02.

Motion by O'Rourke; second by Branson; unanimously approved by roll-call vote of resolutions under subsections b., c. and d.

- e. Conduct landowner election pursuant to unanimous waiver of time limits and certain election procedures.
- f. Consider resolution declaring election results.

Motion by Branson; second by Holly; unanimously approved by roll-call vote of subsection e. and f.

- g. Consider introduction of ordinance levying special tax.

Motion to waiver further reading of ordinance and introduce ordinance by title; title of ordinance read by CSCDA Staff James Hamill; Motion by Schutten; second by Tim; unanimously approved by roll-call vote.

VII. Public Comments. There were none.

VIII. Adjournment

Commission Vice-Chair Kevin O'Rourke adjourned the meeting at 10:40 a.m.

Submitted by: James Hamill, CSCDA Staff

*The next regular meeting of the commission is scheduled for
Thursday, January 10, at 10:00 a.m.
in the League of California Cities Office at 1400 K Street, Sacramento, CA.*

Item IV

Approve Consent Calendar

1. Induce the following projects:
 - a. APEC International, LLC (Chestnut Apartments), City of Fresno, County of Fresno; issue up to \$10 million in multi-family housing debt obligations.



Building Communities, Investing in Local Government Since 1988

Housing Bond Application

APPLICANT INFORMATION

Application Number: **2012090**
Name of Developer: **APEC International, LLC**
Primary Contact: **Lefeba Gougis**
Title: **General Counsel**
Address: **770 South Irolo Street, Suite 1000
Los Angeles, CA 90005**
Telephone Number: **(213) 738-7389**
Fax Number: **(213) 384-3847**
E-mail: **lgougis@4apec.com**

BORROWER DESCRIPTION

Type of Entity: ☐ For-profit Corporation ☐ Non-profit Corporation
☐ Municipality ☒ Partnership
☐ Other (specify): _____

For Non-profits only: Will you be applying for State Volume Cap? **No**

Name of Borrowing Entity: **Swansea Park Senior Apartments-Pase 2, L.P.**

Date Established: **TBD**

Number of Multi-Family Housing Projects Completed in the Last 10 Years: **3**

Number of Low Income Multi-Family Housing Projects Completed in the Last 10 Years: **3**

PRINCIPAL FINANCE TEAM INFORMATION

UNDERWRITER/PLACEMENT AGENT

Firm: **TBD**

Contact:

Address:

Telephone:

Fax:

E-mail:

BOND COUNSEL

Firm: **Bocarsly, Emden & Arndt**

Contact: **Kyle Arndt**

Address: **633 West Fifth Street, Suite 70th Floor
Los Angeles, CA 90071**

Telephone: **(213) 239-8048**

Fax: **(213) 239-0410**

E-mail: **karndt@bocarsly.com**

Application Number: **2012090 - Chestnut Apartments**

Name of Borrower: **APEC International, LLC**

PROJECT DESCRIPTION

Current Project Name: **Chestnut Apartments**

New Project Name:

Project Street Address: **4825 East Fillmore Avenue**

City: **Fresno** State: **CA** Zip Code: **93727**

County: **Fresno**

Is Project located in unincorporated part of the County? **No**

Total Number of Units: Market: **1** Restricted: **89** Total Units: **90**

Lot Size: **3.7 acres**

Amenities: **The property consists of nine (9) two-story apartment buildings and one (1) single-story building which includes the office, community/recreation rooms, a full kitchen and bathrooms. The property is well-maintained, with outside play areas for the resident children and large units for the tenants. One-bedroom units range in size from 637 square feet to 754 square feet; two-bedroom units range in size from 835 square feet to 947 square feet; and the three bedroom units are all townhouses with 1,258 square feet. The property has controlled access and is in very good condition. All units have updated kitchens, and some have dishwashers. All units have central heat and air conditioning, an individual hot water heater, and are separately metered for gas and electricity. Some units have large walk-in closets and the townhouse units have washer/dryer hookups.**

Type of Construction (i.e., Wood Frame, 2 Story, 10 Buildings): **Wood Frame**

Type of Housing: ☐ New Construction ☒ Family
☒ Acq/Rehab ☐ Senior

Is this an Assisted Living Facility? _____

City or county contact information:

Contact Name: _____

Title: _____

Phone Number: _____ Ext. _____

Fax Number: _____

E-mail: _____

PUBLIC BENEFIT

Percentage of Units in Low Income Housing: **100%**

Percentage of Area Median Income(AMI) for Low Income Housing Units: **50% and below**

Total Number of Management Units: **1**

Unit Size	% AMI	# of Restricted Units	Restricted Rent	Market Rent	Expected Savings
1 Bedroom	50	24	\$493	\$986	\$493
2 Bedrooms	50	43	\$577	\$1,154	\$577
3 Bedrooms	50	22	\$653	\$1,306	\$653

Remarks: **Rent schedule will probably be revised. market rents must be verified.**

OTHER PUBLIC BENEFIT**SERVICES PROVIDED**

- ☐ High-speed internet service in each affordable unit of an on-going nature for a minimum of 10 years.
- ☒ After school program of an on going nature for the minimum of 10 years.
- ☒ Educational classes (which are not the same as the after school program) for a minimum of 10 years.
- ☐ Licensed childcare providing 20 hours or more per week(Monday through Friday) to residents of the development.
- ☐ Contract for services, such as assistance with the daily living activities, or provision of senior counseling services.

ENVIRONMENT**Energy**

Does the facility exceed Title 24 Standards? ☒ Yes ☐ No ☐ N/A

If Yes, by what percent? **15%**

Does the facility have solar(PV) panels? ☐ Yes ☒ No ☐ N/A

If Yes, what is the size in kWh? _____

Does the facility purchase carbon credits? ☐ Yes ☒ No ☐ N/A

If Yes, what is the annual consumption? _____

Water

Does the facility provide any of the following:

Efficient Toilets? ☐ Yes ☒ No ☐ N/A

Water-saving showerheads? ☐ Yes ☒ No ☐ N/A

Drought tolerant landscaping? ☐ Yes ☒ No ☐ N/A

Other, specify: **Not sure**

Transportation

Does the entity provide carpooling or mass-transit subsidies? ☐ Yes ☒ No ☐ N/A

Does the entity maintain a fuel efficient fleet? ☐ Yes ☒ No ☐ N/A

Waste

Does the project provide recycling facilities? ☐ Yes ☒ No ☐ N/A

WORKFORCE**Employment Creation**

Job Type/Description	During Construction	Post Construction
<u>Construction</u>	<u>50</u>	<u>0</u>

GOVERNMENTAL INFORMATION

Congressional District #	State Senate District #	State Assembly District #
<u>21</u>	<u>16</u>	<u>31</u>

Application Number: **2012090 - Chestnut Apartments**

Name of Borrower: **APEC International, LLC**

FINANCING STRUCTURE

Type of Financing: ☐ Public Sale ☒ Private Placement ☐ Refunding

For Refundings only: Will you be applying for State Volume Cap? **No**

For Refundings only: Is this a transfer of property to a new owner? _____

Maturity: **35 Years**

Interest Rate Mode: ☒ Fixed ☐ Variable

CONSTRUCTION FINANCING:

Credit Enhancement: ☒ None ☐ Letter of Credit
☐ FNMA(Fannie Mae) ☐ Freddie Mac
☐ Bond Insurance ☐ Other (specify): _____

Name of Credit Enhancement Provider or Private Placement Purchaser: **N/A**

PERMANENT FINANCING:

Credit Enhancement: ☒ None ☐ Letter of Credit
☐ FNMA(Fannie Mae) ☐ Freddie Mac
☐ Bond Insurance ☐ Other (specify): _____

Name of Credit Enhancement Provider or Private Placement Purchaser: **N/A**

Expected Rating: ☒ Unrated ☐ S & P _____
☐ Moody's _____ ☐ Fitch _____

Projected State Allocation Pool: ☒ General ☐ Mixed Income ☐ Rural

Will the project use Tax-Credit as a source of funding?: **Yes**

SOURCES & USES

CONSTRUCTION SOURCES

Tax-Exempt Bond Proceeds:	\$8,000,000
Taxable Bond Proceeds:	
Tax Credits:	\$1,043,350
Developer Equity:	
Other Funds(Describe):	
Income From Project	\$355,000
Deferred Development Costs	\$2,200,221
_____	_____
_____	_____
_____	_____
TOTAL:	\$11,598,571

USES

Land Acquisition:	\$1,130,000
Building Acquisition:	\$4,320,000
Construction or Remodel:	\$3,017,025
Cost of Issuance:	\$100,000
Capitalized Interest:	\$342,000
Reserves:	\$186,057
Other Funds(Describe):	
Architecture/Engineering	\$110,000
Loan, Fees, Appraisal	\$405,890
Legal Fees	\$175,000
Processing/Permit fees ect.	\$517,450
Developer/Consulting Fees	\$1,295,149
TOTAL:	\$11,598,571

Application Number: **2012090 - Chestnut Apartments**

Name of Borrower: **APEC International, LLC**

PRINCIPAL FINANCE TEAM INFORMATION (continued)

FINANCIAL ADVISOR	REBATE ANALYST
Firm: N/A	Firm: TBD
Contact:	Contact:
Address:	Address:
Telephone:	Telephone:
Fax:	Fax:
E-mail:	E-mail:

ADDITIONAL REQUIREMENT

Please provide the following as an additional attachment:

<u>Attachment</u>	<u>Description of Information</u>
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A	\$5,000 non-refundable* issuance fee deposit payable to "California Communities."
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*Refundable only if financing not approved.

MAILING ADDRESS

California Communities®
2999 Oak Road, Suite 710
Walnut Creek, CA 94597

Item IV

Approve Consent Calendar

1. Induce the following projects:
 - b. Huntington Park 607, L.P. (Huntington Plaza Apartments), City of Huntington Park, County of Los Angeles; issue up to \$13 million in multi-family housing debt obligations.



Building Communities, Investing in Local Government Since 1988

Housing Bond Application

APPLICANT INFORMATION

Application Number: **2012110**
Name of Developer: **USA Multifamily Housing, Inc.**
Primary Contact: **Chris Kelley**
Title: **Finance Analyst**
Address: **2440 Professional Dr.
Roseville, CA 95661**
Telephone Number: **(916) 724-3818**
Fax Number: **(916) 773-5866**
E-mail: **ckelley@usapropfund.com**

BORROWER DESCRIPTION

Type of Entity: ☐ For-profit Corporation ☐ Non-profit Corporation
☐ Municipality ☒ Partnership
☐ Other (specify): _____

For Non-profits only: Will you be applying for State Volume Cap? **No**

Name of Borrowing Entity: **Huntington Park 607, L.P.**

Date Established: **TBD**

Number of Multi-Family Housing Projects Completed in the Last 10 Years: **47**

Number of Low Income Multi-Family Housing Projects Completed in the Last 10 Years: **47**

PRINCIPAL FINANCE TEAM INFORMATION

UNDERWRITER/PLACEMENT AGENT

Firm: **TBD**

Contact:

Address:

Telephone:

Fax:

E-mail:

BOND COUNSEL

Firm: **Orrick, Herrington, Sutcliffe, LLP**

Contact: **Thomas Downey**

Address: **405 Howard St
San Francisco, CA 94105**

Telephone: **(415) 773-5965**

Fax: **(415) 773-5759**

E-mail: **tdowney@orrick.com**

Application Number: **2012110 - Rugby Plaza**
 Name of Borrower: **USA Multifamily Housing, Inc.**

PROJECT DESCRIPTION

Current Project Name: **Rugby Plaza**
 New Project Name: **Huntington Plaza Apartments**
 Project Street Address: **6330 Rugby Ave**
 City: **Huntington Park** State: **CA** Zip Code: **90255**
 County: **Los Angeles**
 Is Project located in unincorporated part of the County? **No**

Total Number of Units: Market: **2** Restricted: **182** Total Units: **184**

Lot Size: **1.204 acres**

Amenities: **Outdoor terraces, four elevators, eight laundries, two trash chutes, a management/leasing office, and community room with TV, kitchen, activity/fitness areas, computer, community gardens/BBQ area, courtyards**

Type of Construction (i.e., Wood Frame, 2 Story, 10 Buildings): **Type 5 Wood Frame Residential Over Type 1 Parking Garage. Currently 6 Story Apartment Building With Underground Parking.**

Type of Housing: ☐ New Construction ☐ Family
☒ Acq/Rehab ☒ Senior Is this an Assisted Living Facility? **No**

City or county contact information:

Contact Name: **Manuel Acosta**
 Title: **Housing and Community Development Manager**
 Phone Number: **(323) 584-6213**
 Fax Number: **(323) 584-6244**
 E-mail: **macosta@huntingtonpark.org**

PUBLIC BENEFIT

Percentage of Units in Low Income Housing: **100**

Percentage of Area Median Income(AMI) for Low Income Housing Units: **51% at 50% AMI and 49% at 60% AMI**

Total Number of Management Units: **2**

Unit Size	% AMI	# of Restricted Units	Restricted Rent	Market Rent	Expected Savings
1 Bedroom	50	63	\$648	\$950	\$302
1 Bedroom	50	12	\$653	\$950	\$297
1 Bedroom	60	15	\$653	\$965	\$312
1 Bedroom	60	45	\$790	\$965	\$175
1 Bedroom	60	12	\$805	\$975	\$170
2 Bedrooms	50	8	\$716	\$1,125	\$409
2 Bedrooms	50	10	\$742	\$1,125	\$383
2 Bedrooms	60	3	\$742	\$1,125	\$383
2 Bedrooms	60	4	\$1,012	\$1,125	\$113
2 Bedrooms	60	10	\$1,035	\$1,150	\$115

Application Number: **2012110 - Rugby Plaza**
Name of Borrower: **USA Multifamily Housing, Inc.**

PUBLIC BENEFIT(continued)

Remarks:

OTHER PUBLIC BENEFIT

SERVICES PROVIDED

- ☐ High-speed internet service in each affordable unit of an on-going nature for a minimum of 10 years.
☐ After school program of an on going nature for the minimum of 10 years.
☒ Educational classes (which are not the same as the after school program) for a minimum of 10 years.
☐ Licensed childcare providing 20 hours or more per week(Monday through Friday) to residents of the development.
☒ Contract for services, such as assistance with the daily living activities, or provision of senior counseling services.

ENVIRONMENT

Energy

- Does the facility exceed Title 24 Standards? ☐ Yes ☒ No ☐ N/A
If Yes, by what percent? _____ %
Does the facility have solar(PV) panels? ☐ Yes ☒ No ☐ N/A
If Yes, what is the size in kWh? _____
Does the facility purchase carbon credits? ☐ Yes ☒ No ☐ N/A
If Yes, what is the annual consumption? _____

Water

- Does the facility provide any of the following:
Efficient Toilets? ☒ Yes ☐ No ☐ N/A
Water-saving showerheads? ☒ Yes ☐ No ☐ N/A
Drought tolerant landscaping? ☐ Yes ☐ No ☒ N/A
Other, specify: _____

Transportation

- Does the entity provide carpooling or mass-transit subsidies? ☐ Yes ☒ No ☐ N/A
Does the entity maintain a fuel efficient fleet? ☐ Yes ☒ No ☐ N/A

Waste

- Does the project provide recycling facilities? ☐ Yes ☒ No ☐ N/A

WORKFORCE

Employment Creation

Job Type/Description	During Construction	Post Construction
None	0	0

GOVERNMENTAL INFORMATION

Congressional District #	State Senate District #	State Assembly District #
34	30	46

Application Number: **2012110 - Rugby Plaza**
 Name of Borrower: **USA Multifamily Housing, Inc.**

FINANCING STRUCTURE

Type of Financing: ☐ Public Sale ☒ Private Placement ☐ Refunding
 For Refundings only: Will you be applying for State Volume Cap? **No**
 For Refundings only: Is this a transfer of property to a new owner? _____
 Maturity: **30 Years** Interest Rate Mode: ☒ Fixed ☐ Variable

CONSTRUCTION FINANCING:

Credit Enhancement: ☒ None ☐ Letter of Credit
☐ FNMA(Fannie Mae) ☐ Freddie Mac
☐ Bond Insurance ☐ Other (specify): _____

Name of Credit Enhancement Provider or Private Placement Purchaser: **Private placement TBD**

PERMANENT FINANCING:

Credit Enhancement: ☒ None ☐ Letter of Credit
☐ FNMA(Fannie Mae) ☐ Freddie Mac
☐ Bond Insurance ☐ Other (specify): _____

Name of Credit Enhancement Provider or Private Placement Purchaser: **Private placement TBD**

Expected Rating: ☐ Unrated ☒ S & P **AAA**
☐ Moody's _____ ☐ Fitch _____

Projected State Allocation Pool: ☒ General ☐ Mixed Income ☐ Rural

Will the project use Tax-Credit as a source of funding?: **Yes**

SOURCES & USES

CONSTRUCTION SOURCES

Tax-Exempt Bond Proceeds:	\$10,085,000
Taxable Bond Proceeds:	
Tax Credits:	\$6,044,985
Developer Equity:	\$1,103,634
Other Funds(Describe):	
City of Huntington Park	\$2,500,000
NOI during construction	\$1,150,930
_____
_____
_____
TOTAL:	\$20,884,549

USES

Land Acquisition:	\$2,130,000
Building Acquisition:	\$8,760,000
Construction or Remodel:	\$5,592,918
Cost of Issuance:	\$369,880
Capitalized Interest:	\$827,641
Reserves:	\$361,576
Other Funds(Describe):	
Soft Costs	\$619,821
Developer Fee/Overhead	\$2,222,713
_____
_____
TOTAL:	\$20,884,549

Application Number: **2012110 - Rugby Plaza**
Name of Borrower: **USA Multifamily Housing, Inc.**

PRINCIPAL FINANCE TEAM INFORMATION (continued)

FINANCIAL ADVISOR	REBATE ANALYST
Firm: N/A	Firm: TBD
Contact:	Contact:
Address:	Address:
Telephone:	Telephone:
Fax:	Fax:
E-mail:	E-mail:

ADDITIONAL REQUIREMENT

Please provide the following as an additional attachment:

<u>Attachment</u>	<u>Description of Information</u>
-------------------	-----------------------------------

A	\$5,000 non-refundable* issuance fee deposit payable to "California Communities."
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*Refundable only if financing not approved.

MAILING ADDRESS

California Communities®
2999 Oak Road, Suite 710
Walnut Creek, CA 94597

Item IV

Approve Consent Calendar

1. Induce the following projects:
 - c. Menlo Capital Group (Victory Place Apartments), City of Oakland, County of Alameda; issue up to \$15 million in multi-family housing debt obligations.



Building Communities, Investing in Local Government Since 1988

Housing Bond Application

APPLICANT INFORMATION

Application Number: **2013005**
Name of Developer: **Menlo Capital Group**
Primary Contact: **Sunil Suri**
Title: **Principal**
Address: **345 California Street, Suite 1160
San Francisco,, CA 94104**
Telephone Number: **(415) 762-8200**
Fax Number: **(415) 348-1913**
E-mail: **bshumey@uscommunities.org**

BORROWER DESCRIPTION

Type of Entity: ☐ For-profit Corporation ☐ Non-profit Corporation
☐ Municipality ☒ Partnership
☐ Other (specify): _____

For Non-profits only: Will you be applying for State Volume Cap? **No**

Name of Borrowing Entity: **TBD**

Date Established: **1970**

Number of Multi-Family Housing Projects Completed in the Last 10 Years: **7**

Number of Low Income Multi-Family Housing Projects Completed in the Last 10 Years: **0**

PRINCIPAL FINANCE TEAM INFORMATION

UNDERWRITER/PLACEMENT AGENT

Firm: **Citibank**

Contact: **Bryan Barker**

Address: **One Sansome Street, 27th Floor
San Francisco, CA 94104**

Telephone: **(415) 627-6484**

Fax: **(415) 948-2083**

E-mail: **bryan.barker@citigroup.com**

BOND COUNSEL

Firm: **Jones Hall**

Contact: **David Fama**

Address: **650 California Street, 18th Floor
San Francisco, CA, CA 94108**

Telephone: **(415) 391-5780**

Fax: **(415) 391-5784**

E-mail: **dfama@joneshall.com**

Application Number: **2013005 - Victory Place Apartments**

Name of Borrower: **Menlo Capital Group**

PROJECT DESCRIPTION

Current Project Name: **Victory Place Apartments**

New Project Name:

Project Street Address: **1431 Jefferson Street**

City: **Oakland** State: **CA** Zip Code: **94612**

County: **Alameda**

Is Project located in unincorporated part of the County? **No**

Total Number of Units: Market: **0** Restricted: **54** Total Units: **54**

Lot Size: **12,500**

Amenities: **Parking, BBQ Patio area**

Type of Construction (i.e., Wood Frame, 2 Story, 10 Buildings): **Steelframe Class A, 7 Story,**

Type of Housing: ☒ New Construction ☒ Family
☐ Acq/Rehab ☐ Senior Is this an Assisted Living Facility? _____

City or county contact information:

Contact Name: **Tim Lowe**
Title: **City Engineer**
Phone Number: **(949) 769-4184**
Fax Number: **(949) 769-4184**
E-mail: **tlowe@oaklandnet.com**

PUBLIC BENEFIT

Percentage of Units in Low Income Housing: **100**

Percentage of Area Median Income(AMI) for Low Income Housing Units: **50 and 60**

Total Number of Management Units: **1**

Unit Size	% AMI	# of Restricted Units	Restricted Rent	Market Rent	Expected Savings
1 Bedroom	50	24	\$1,169	\$2,448	\$1,279
1 Bedroom	60	12	\$1,338	\$2,448	\$1,110
2 Bedrooms	50	6	\$1,402	\$2,640	\$1,238
2 Bedrooms	60	6	\$1,554	\$2,640	\$1,086
3 Bedrooms	50	6	\$1,925	\$4,011	\$2,086

Remarks:

OTHER PUBLIC BENEFIT**SERVICES PROVIDED**

- ☒ High-speed internet service in each affordable unit of an on-going nature for a minimum of 10 years.
- ☒ After school program of an on going nature for the minimum of 10 years.
- ☒ Educational classes (which are not the same as the after school program) for a minimum of 10 years.
- ☒ Licensed childcare providing 20 hours or more per week(Monday through Friday) to residents of the development.
- ☒ Contract for services, such as assistance with the daily living activities, or provision of senior counseling services.

ENVIRONMENT**Energy**

Does the facility exceed Title 24 Standards? ☒ Yes ☐ No ☐ N/A

If Yes, by what percent? **15%**

Does the facility have solar(PV) panels? ☒ Yes ☐ No ☐ N/A

If Yes, what is the size in kWh? **750**

Does the facility purchase carbon credits? ☐ Yes ☒ No ☐ N/A

If Yes, what is the annual consumption? _____

Water

Does the facility provide any of the following:

Efficient Toilets? ☒ Yes ☐ No ☐ N/A

Water-saving showerheads? ☒ Yes ☐ No ☐ N/A

Drought tolerant landscaping? ☒ Yes ☐ No ☐ N/A

Other, specify: _____

Transportation

Does the entity provide carpooling or mass-transit subsidies? ☐ Yes ☐ No ☒ N/A

Does the entity maintain a fuel efficient fleet? ☐ Yes ☐ No ☒ N/A

Waste

Does the project provide recycling facilities? ☒ Yes ☐ No ☐ N/A

WORKFORCE**Employment Creation**

Job Type/Description	During Construction	Post Construction
Skilled Labor	50	7

GOVERNMENTAL INFORMATION

Congressional District #	State Senate District #	State Assembly District #
9	9	16

Application Number: **2013005 - Victory Place Apartments**

Name of Borrower: **Menlo Capital Group**

FINANCING STRUCTURE

Type of Financing: ☐ Public Sale ☒ Private Placement ☐ Refunding

For Refundings only: Will you be applying for State Volume Cap? **No**

For Refundings only: Is this a transfer of property to a new owner? _____

Maturity: **40 Years**

Interest Rate Mode: ☒ Fixed ☐ Variable

CONSTRUCTION FINANCING:

Credit Enhancement: ☐ None ☐ Letter of Credit
☐ FNMA(Fannie Mae) ☐ Freddie Mac
☐ Bond Insurance ☒ Other (specify): **FHA 220 Loan Proceeds plus TE Bonds**

Name of Credit Enhancement Provider or Private Placement Purchaser: **Citi Community Capital**

PERMANENT FINANCING:

Credit Enhancement: ☐ None ☐ Letter of Credit
☐ FNMA(Fannie Mae) ☐ Freddie Mac
☐ Bond Insurance ☒ Other (specify): **FHA 220**

Name of Credit Enhancement Provider or Private Placement Purchaser: **Citi Community Capital**

Expected Rating: ☐ Unrated ☒ S & P **AA+**
☐ Moody's _____ ☐ Fitch _____

Projected State Allocation Pool: ☒ General ☐ Mixed Income ☐ Rural

Will the project use Tax-Credit as a source of funding?: **Yes**

SOURCES & USES

CONSTRUCTION SOURCES

Tax-Exempt Bond Proceeds:	\$12,425,020
Taxable Bond Proceeds:	
Tax Credits:	
Developer Equity:	
Other Funds(Describe):	
_____	_____
HUD 220	\$12,419,021
_____	_____
_____	_____
_____	_____
TOTAL:	\$24,844,041

USES

Land Acquisition:	\$3,200,000
Building Acquisition:	
Construction or Remodel:	\$20,796,580
Cost of Issuance:	
Capitalized Interest:	
Reserves:	\$847,461
Other Funds(Describe):	
_____	_____
_____	_____
_____	_____
_____	_____
TOTAL:	\$24,844,041

Application Number: **2013005 - Victory Place Apartments**

Name of Borrower: **Menlo Capital Group**

PRINCIPAL FINANCE TEAM INFORMATION (continued)

FINANCIAL ADVISOR	REBATE ANALYST
Firm: Southwest Securities	Firm: TBD
Contact: Todd Smith	Contact:
Address: 2533 South Coast Hwy 101, Suite 250, Suite 250 Cardiff by the Sea, CA 92007	Address:
Telephone: (760) 632-1347	Telephone:
Fax: (760) 632-1346	Fax:
E-mail: tsmith@swst.com	E-mail:

ADDITIONAL REQUIREMENT

Please provide the following as an additional attachment:

<u>Attachment</u>	<u>Description of Information</u>
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A	\$5,000 non-refundable* issuance fee deposit payable to "California Communities."
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*Refundable only if financing not approved.

MAILING ADDRESS

California Communities®
2999 Oak Road, Suite 710
Walnut Creek, CA 94597

Item IV

Approve Consent Calendar

2. Approve the following invoices for payment:
 - a. David Taussig & Associates Invoice #1211039.
 - b. David Taussig & Associates Invoice #1211049.
 - c. David Taussig & Associates Invoice #1211050.
 - d. David Taussig & Associates Invoice #1211051.
 - e. David Taussig & Associates Invoice #1211014.
 - f. David Taussig & Associates Invoice #1211057.
 - g. Willdan Financial Services Invoice #010-19472.
 - h. Willdan Financial Services Invoice #010-19473.
 - i. Willdan Financial Services Invoice #010-19474.
 - j. Willdan Financial Services Invoice #010-19475.
 - k. Burke, Williams & Sorensen, LLP Invoice #162068.
 - l. Burke, Williams & Sorensen, LLP Invoice #161870.
 - m. Burke, Williams & Sorensen, LLP Invoice #161839.

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project No: 11-00023.000

Invoice No: 1211039

November 30, 2012

James Hamill
Calif. Statewide Community Development Authority
2033 No. Main Street #700
Walnut Creek, CA 94596

Project 11-00023.000 CSCDA/Fancher Creek Town Center

Professional Services through November 30, 2012

Dear Mr. Hamill:

This invoice is submitted for professional special tax consulting services in association with the formation of a CFD for the Fancher Creek project. Please remit invoice payment payable to David Taussig and Associates, Inc.

PAYMENT IS DUE UPON RECEIPT. AN INTEREST CHARGE OF 1.2% PER MONTH WILL BE APPLIED TO INVOICES 30 DAYS PAST DUE.

Professional Services		Hours	Rate	Amount
President				
Taussig, David				
11-01-12	Review POS	1.75	285.00	498.75
11-02-12	Finish review of POS and start review of Indenture	3.25	285.00	926.25
11-05-12	All hands conference call, review and revise tables prepared by Nate prior to distribution	2.25	285.00	641.25
11-06-12	Phonecalls from Scott, emails to Scott and John, phonecall with Tom regarding coverage	.75	285.00	213.75
11-07-12	Call with Tom Lockhart, emails regarding disclosure requirements	.50	285.00	142.50
11-08-12	Emails on disclosure, phonecall with Tom Lockhart	1.00	285.00	285.00
11-09-12	Phonecall with Scott	.25	285.00	71.25
11-12-12	Emails regarding maps, phonecall with Pete Cooper and Scott Anderson, emails regarding value to liens	1.00	285.00	285.00
11-13-12	All hands conference call, phonecalls with Tom and Scott, revise sections of POS and forward to Trish, et. al.	2.50	285.00	712.50
11-15-12	Review revised POS	1.75	285.00	498.75
11-16-12	Participate in one conference call, review final (?) POS, phonecalls with Tom and Scott	2.25	285.00	641.25

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project	11-00023.000	CSCDA/Fancher Creek Town Center	Invoice 1211039
11-19-12	Conference calls with Tom Lockhard, John Knox, Scott and Tom, revise RMA based on conf. call and distribute to team	2.50 285.00	712.50
11-20-12	Conference call, review final POS and make revisions, send to Trish	2.25 285.00	641.25
11-21-12	Review final POS, calls with Tom and Scott	1.50 285.00	427.50
11-26-12	Phonecalls with Paul Kashian and Sal Gonzales, work on Cost of Issuance	.75 285.00	213.75
11-27-12	Two all-hands conference call, phonecalls with Tom Lockhard, Sal and Scott Anderson	1.75 285.00	498.75
11-28-12	Start work on RMA revisions, review Kuda/Nate's revised tables for OS.	3.25 285.00	926.25
11-29-12	Re-write RMA for CFD No. 2012-01 (IA No. 1)	6.00 285.00	1,710.00
11-30-12	Revise RMAs for IA Nos. 1 and 3, emails with Tom, Trish, Scott, etc.	5.25 285.00	1,496.25
Senior Associate			
Wekwete, Kudakwashe			
11-01-12	Review of POS; conversation with Trish regarding NSTL.	1.00 180.00	180.00
11-05-12	Call with Group. Emails to and conversations with Nathan regarding items requiring attention.	1.75 180.00	315.00
11-09-12	Conversation with County of Fresno Recorder's Office.	.50 180.00	90.00
11-13-12	Call with group to discuss formation process. Working on revisions to Boundary map. Conversations with Nathan.	2.50 180.00	450.00
11-14-12	Creating google earth overlay of CFD boundaries.	2.50 180.00	450.00
11-15-12	Finalizing CFD maps for Official Statement. Conversation with Nathan.	.75 180.00	135.00
11-16-12	Calls with group to discuss bond issuance schedule. Conversation with Nathan regarding updated CFD analysis. Updating tables.	3.25 180.00	585.00
11-20-12	Conference call to discuss status of CFD bond issuance.	1.00 180.00	180.00
11-26-12	Conversation with David and Nathan regarding cost of issuance. Preparing Cost of Issuance table.	.75 180.00	135.00
11-27-12	Conference call with group to discuss project. Updating cashflow analyses based on revisions to structure of CFD.	3.75 180.00	675.00

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project	11-00023.000	CSCDA/Fancher Creek Town Center	Invoice 1211039
11-28-12	Finalizing updates to cashflows. Updating tables for the POS.	4.50 180.00	810.00
11-29-12	Calls with group to discuss changes to CFD. Conversation with Scott. Updating principal burden analysis.	3.75 180.00	675.00
11-30-12	Updating CFD maps to identify Ferguson parcel.	.75 180.00	135.00
Avalos, Erin			
11-13-12	Reviewing CSCDA 02-1 & 00-1 Cont. Disc report requirements & past reports, created worksheet of past 5 years, as requested by N. Perez	1.50 180.00	270.00
Roess, Dean			
11-12-12	Prepared draft of exhibit map for OS	.50 180.00	90.00
11-13-12	Revised draft of exhibit map for OS	.25 180.00	45.00
Perez, Nathan			
11-02-12	Attention to finalization and distribution of draft POS tables; updates to Distribution List.	2.50 180.00	450.00
11-06-12	Attention to updates to schedule and distribution list; as well as principal burden analysis; conversations with Orrick and S&Y (Mr. Lockard); review of IA#3 appraisal from Cooper.	4.00 180.00	720.00
11-07-12	Attention to continued emails and questions regarding COI.	.50 180.00	90.00
11-08-12	Attention to emails and discussions with work-group about continuing disclosure requirements.	1.50 180.00	270.00
11-12-12	Attention to review of updates to POS and CDC, conversations with underwriter.	1.25 180.00	225.00
11-13-12	Attention to work-group conference call, new value-to-lien calculations, maps (out of scope), Continuing Disclosure review for CSCDA (out of scope), call County and City Tax collectors with Teeter inquiry.	4.25 180.00	765.00
11-14-12	Attention to continued work on continuing disclosure review (out of scope), summary email to work-group, OS table updated and review; map finalization and distribution (out of scope).	3.75 180.00	675.00
11-16-12	Attention to work-group conference call and related work; update and distribution of final IA#1 taxspread, OS tables, etc.	3.75 180.00	675.00

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project	11-00023.000	CSCDA/Fancher Creek Town Center	Invoice 1211039
11-20-12	Attention to CSCDA work-group conference call, review of updated RMAs following prepayment/building permit issue.	1.25 180.00	225.00
11-21-12	Attention to review of final versions of POS (and tables), conversations with Mr. Taussig.	.75 180.00	135.00
11-26-12	Attention to emails, calls, and distribution of COI information/table.	1.50 180.00	270.00
11-27-12	Attention to work-group conference calls and new work following last-minutes changes to RMA/tables.	2.50 180.00	450.00
11-28-12	Attention to updates to tables, review of Bond Math, conversations with Mr. Wekwete, external distribution.	3.25 180.00	585.00
11-29-12	Attention to updates to POS tables following new Cooper Appraisal figures, external distribution.	1.25 180.00	225.00
11-30-12	Attention to updates to POS tables following appraisal error, emails and calls with Orrick; attention to edits to newly-created RMAs for both IA1 and IA3, review of updated POS.	4.75 180.00	855.00
Totals		106.25	23,377.50

Reimbursable Expenses

Reproduction

Amount

458.85

Postage/Delivery/Courier

37.35

Total Reimbursables

496.20

Total this Invoice \$23,873.70

Outstanding Invoices

Number	Date	Balance
1208108	08-31-12	25,765.20
1209098	09-30-12	9,515.13
1210049	10-31-12	18,936.88
Total		54,217.21

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project No: 12-80294.000

Invoice No: 1211049

November 30, 2012

James Hamill
Calif. Statewide Community Development Authority
2033 No. Main Street #700
Walnut Creek, CA 94596

Project 12-80294.000 CSCDA/CFD 2002-1 FY 12-13

Professional Services through November 30, 2012

Dear Mr. Hamill:

This invoice is submitted for professional consulting services in association with the special tax administration of CFD No. 2002-1 for fiscal year 2012-13. Please remit invoice payment payable to David Taussig and Associates, Inc.

PAYMENT IS DUE UPON RECEIPT. AN INTEREST CHARGE OF 1.2% PER MONTH WILL BE APPLIED TO INVOICES 30 DAYS PAST DUE.

Professional Fee

Total Professional Fee	6,000.00
Percent Complete	100.00
Total Fee Billed	6,000.00
Previous Fee Billing	0.00
Current Fee Billing	6,000.00

Total Professional Fee	6,000.00
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Reimbursable Expenses

Postage/Delivery/Courier	19.38
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Total Reimbursables	19.38
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Unit Billing

Black/White Copies	0.15
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Total Units	0.15
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Total this Invoice	\$6,019.53
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DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project No: 12-87052.000
Invoice No: 1211050
November 30, 2012

James Hamill
Calif. Statewide Community Development Authority
2033 No. Main Street #700
Walnut Creek, CA 94596

Project 12-87052.000 CSCDA/CFD 97-1 FY 12-13 Admin

Professional Services through November 30, 2012

Dear Mr. Hamill:

This invoice is submitted for professional consulting services in association with the special tax administration of CFD No. 97-1 for fiscal year 2012-13. Please remit invoice payment payable to David Taussig and Associates, Inc.

PAYMENT IS DUE UPON RECEIPT. AN INTEREST CHARGE OF 1.2% PER MONTH WILL BE APPLIED TO INVOICES 30 DAYS PAST DUE.

Professional Fee

Total Professional Fee	3,500.00
Percent Complete	100.00
Total Fee Billed	3,500.00
Previous Fee Billing	0.00
Current Fee Billing	3,500.00
Total Professional Fee	3,500.00

Reimbursable Expenses

	Amount
Data	264.21
Postage/Delivery/Courier	34.42
Total Reimbursables	298.63

Unit Billing

Black/White Copies	0.15
Total Units	0.15

Total this Invoice \$3,798.78

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project No: 12-80293.000

Invoice No: 1211051

November 30, 2012

James Hamill
Calif. Statewide Community Development Authority
2033 No. Main Street #700
Walnut Creek, CA 94596

Project 12-80293.000 CSCDA/CFD 2000-1 FY 12-13

Professional Services through November 30, 2012

Dear Mr. Hamill:

This invoice is submitted for professional consulting services in association with special tax administration of CFD No. 2000-1 for fiscal year 2012-13. Please remit invoice payment payable to David Taussig and Associates, Inc.

PAYMENT IS DUE UPON RECEIPT. AN INTEREST CHARGE OF 1.2% PER MONTH WILL BE APPLIED TO INVOICES 30 DAYS PAST DUE.

Professional Fee

Total Professional Fee	9,000.00
Percent Complete	100.00
Total Fee Billed	9,000.00
Previous Fee Billing	0.00
Current Fee Billing	9,000.00

Total Professional Fee

9,000.00

Reimbursable Expenses

Amount

Postage/Delivery/Courier

52.79

Total Reimbursables

52.79

Unit Billing

Clerical	10.06
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Black/White Copies	0.15
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Total Units

10.21

Total this Invoice	\$9,063.00
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DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project No: 12-10012.000
Invoice No: 1211014
November 30, 2012

James Hamill
Calif. Statewide Community Development Authority
2033 No. Main Street #700
Walnut Creek, CA 94596

Project 12-10012.000 CSCDA/CFD Otay Mesa Sewer Project

Professional Services through November 30, 2012

Dear Mr. Hamill:

This invoice is submitted for professional consulting services in association with formation of a CFD for Otay Mesa Sewer project. Please remit invoice payment payable to David Taussig and Associates, Inc.

PAYMENT IS DUE UPON RECEIPT. AN INTEREST CHARGE OF 1.2% PER MONTH WILL BE APPLIED TO INVOICES 30 DAYS PAST DUE.

Professional Services	Hours	Rate	Amount
Managing Director			
Roess, Andrea			
11-05-12 Review docs for call, conf call, revise RMA	1.25	225.00	281.25
11-06-12 Attend mtg at City of San Diego	5.50	225.00	1,237.50
11-09-12 Resaerch CSCDA CFD application & City debt policy	.25	225.00	56.25
11-14-12 Review info for call, call with RJ	.75	225.00	168.75
11-19-12 Call with Elizabeth Kelly and Dave, call with RJ	1.50	225.00	337.50
11-29-12 Call with John Yeager	.25	225.00	56.25
11-30-12 Review feasibility info from RJ	.25	225.00	56.25
Totals	9.75		2,193.75

Reimbursable Expenses	Amount
Mileage	108.50
Travel-Gas, Parking, Rental Car, Hotel	20.70
Total Reimbursables	129.20

Total this Invoice \$2,322.95

Outstanding Invoices

Number	Date	Balance
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Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project	12-10012.000	CSCDA/CFD Otay Mesa Sewer Project	Invoice 1211014
	1203207	03-31-12	2,388.75
	1204005	04-30-12	3,060.55
	1205044	05-31-12	2,407.09
	1206030	06-30-12	2,173.80
	1209012	09-30-12	4,131.25
	1210042	10-31-12	4,817.65
	Total		18,979.09

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project No: 12-11980.000
Invoice No: 1211057
November 30, 2012

James Hamill
Calif. Statewide Community Development Authority
2033 No. Main Street #700
Walnut Creek, CA 94596

Project 12-11980.000 CSCDA/Orinda Wilder Project-Admin
Professional Services through November 30, 2012

Dear Mr. Hamill:

This invoice is submitted for professional consulting services in association with the special tax administration of California Statewide Communities Development Authority CFD No. 2007-01 (Orinda Wilder Project) for fiscal year 2012-13. Please remit invoice payment payable to David Taussig and Associates, Inc.

PAYMENT IS DUE UPON RECEIPT. AN INTEREST CHARGE OF 1.2% PER MONTH WILL BE APPLIED TO INVOICES 30 DAYS PAST DUE.

Professional Services	Hours	Rate	Amount
Vice President			
Morgan, Shayne			
11-02-12 Downloaded and reviewed account statements and transactions for October, researched access to newly created Services Fund.	.38	185.00	70.30
11-05-12 Corres with J. Thang relating to account statement access for new accounts, reviewed Services Funds transactions, reconciled STF and EF and prepared memo to J. Thang relating to transfers required to correct prior transactions.	1.25	185.00	231.25
11-06-12 Discussed account transactions and balances with J. Thang.	.25	185.00	46.25
11-07-12 Reconciled and corres with J. Thang relating to administrative expense budgets and timing of deposits to the Expense Fund.	.75	185.00	138.75
11-12-12 Prepared SB 165 account fund summary and draft written report.	2.62	185.00	484.70
11-14-12 Finalized and distributed SB 165 annual report.	.75	185.00	138.75
Totals	6.00		1,110.00

Additional Fees

3% Administrative Expenses 33.30

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000, Newport Beach, CA 92660

Project	12-11980.000	CSCDA/Orinda Wilder Project-Admin	Invoice 1211057
Total Additional Fees			33.30
Total this Invoice			\$1,143.30

Outstanding Invoices

Number	Date	Balance
1206203	06-30-12	310.60
1207057	07-31-12	1,309.08
1208073	08-31-12	1,335.76
1209128	09-30-12	478.28
1210077	10-31-12	1,087.17
Total		4,520.89



WILLDAN |

INVOICE

Delinquency Management Services

Attn:

James Hamill
California Statewide Communities Development Authority
2033 N. Main Street, Suite 700
Walnut Creek, CA 94596

Invoice #: 010-19472
Invoice Date: 12/10/12
Project: 101168
Phase #: 5012
Org: 30
Terms: Net 30 Days

**Tax Roll Removal
FY 11/12**

INVOICE TOTAL DUE: \$ 110.00

Contra Costa – Doc. 20120188917 8-07-12

Batch #: 35,750
Batch Date: October 4, 2012

Applicable Fees

\$110.00 per Obligation Tax Yearly:

1 Parcel (1 Removal)

Subtotal Due: \$110.00

AD 03-01 (Contra Costa)

Removals	Action Type	Tax Years	District Total
1	Strip Confirmation	2011/12	\$110.00

Remit To:
Willdan Financial Services
27368 Via Industria, Suite 110
Temecula, California 92590

Delinquency Management Services

Attn:

James Hamill
California Statewide Communities Development Authority
2033 N. Main Street, Suite 700
Walnut Creek, CA 94596

Invoice #: 010-19473
Invoice Date: 12/10/12
Project: 101168
Phase #: 5012
Org: 30
Terms: Net 30 Days

**Tax Roll Removal
FY 11/12**

INVOICE TOTAL DUE: \$ 110.00

Alameda Co AD 07-01 DOC 2012298879 9-12-12

Batch #: 35,755
Batch Date: October 10, 2012

Applicable Fees

\$110.00 per Obligation Tax Yearly:

1 Parcel (1 Removal)

Subtotal Due: \$110.00

AD 07-01 (Alameda)

Removals	Action Type	Tax Years	District Total
1	Strip Confirmation	2011/12	\$110.00

Remit To:
Willdan Financial Services
27368 Via Industria, Suite 110
Temecula, California 92590

Delinquency Management Services

Attn:

James Hamill
California Statewide Communities Development Authority
2033 N. Main Street, Suite 700
Walnut Creek, CA 94596

Invoice #: 010-19474
Invoice Date: 12/10/12
Project: 101168
Phase #: 5012
Org: 30
Terms: Net 30 Days

**Tax Roll Removal
FY 1112**

INVOICE TOTAL DUE: \$ 330.00

San Mateo – Doc. 2012-1127432 9-6-12

Batch #: 35,758
Batch Date: October 2, 2012

Applicable Fees

\$110.00 per Obligation Tax Yearly:

3 Parcels (3 Removals)

Subtotal Due: \$330.00

AD 03-01 (San Mateo)

Removals	Action Type	Tax Years	District Total
1	Strip Confirmation	2011/12	\$110.00

AD 05-01 (San Mateo)

Removals	Action Type	Tax Years	District Total
1	Strip Confirmation	2011/12	\$110.00

AD 06-01 (San Mateo)

Removals	Action Type	Tax Years	District Total
1	Strip Confirmation	2011/12	\$110.00

Remit To:
Willdan Financial Services
27368 Via Industria, Suite 110
Temecula, California 92590

Delinquency Management Services

Attn:

James Hamill
California Statewide Communities Development Authority
2033 N. Main Street, Suite 700
Walnut Creek, CA 94596

Invoice #: 010-19475
Invoice Date: 12/10/12
Project: 101168
Phase #: 5012
Org: 30
Terms: Net 30 Days

FY 1011-1112**Tax Roll Removal
Yolo Co SCIP****INVOICE TOTAL DUE: \$ 220.00**

Batch #: 35,805 & 35,807
Batch Date: November 13, 2012

Applicable Fees

\$110.00 per Obligation Tax Yearly:

1 Parcel / 2 Removals

Subotal Due: \$220.00**AD 10-01 (Yolo)**

Removals	Action Type	Tax Years	District Total
2	Strip Confirmation	2010/11, 2011/12	\$220.00

Remit To:
Willdan Financial Services
27368 Via Industria, Suite 110
Temecula, California 92590

LAW OFFICES
BURKE, WILLIAMS & SORESENSEN, LLP
444 SOUTH FLOWER STREET
SUITE 2400
LOS ANGELES, CALIFORNIA 90071-2953
TELEPHONE (213) 236-0600
TELECOPIER (213) 236-2700

IN ACCOUNT WITH:

FEDERAL I.D. NO.
95-1705973

CALIFORNIA STATEWIDE COMMUNITIES DEVELOP
2033 NORTH MAIN STREET, SUITE 700
WALNUT CREEK, CA 94596
Attn: JON PENKOWER

December 12, 2012
Invoice: 162068

Our File No.: 05826 - 0003
FARIA, LUIS (AD 03-01) CONTRA COSTA
Claim Number: APN 013-400-044-7

PREVIOUS BALANCE	\$270.50
ADMIN CHARGE	\$0.27
PAYMENTS	0.00
FEEES FOR PROFESSIONAL SERVICES RENDERED THROUGH December 12, 2012:	301.00
DISBURSEMENTS MADE TO YOUR ACCOUNT THROUGH December 12, 2012:	25.55
CURRENT CHARGES	<u>326.55</u>
TOTAL CHARGES:	<u>\$ 597.32</u>

FINAL STATEMENT

LAW OFFICES
BURKE, WILLIAMS & SORESENSEN, LLP
 444 SOUTH FLOWER STREET
 SUITE 2400
 LOS ANGELES, CALIFORNIA 90071-2953
 TELEPHONE (213) 236-0600
 TELECOPIER (213) 236-2700

CALIFORNIA STATEWIDE COMMUNITIES DEVELOP
 2033 NORTH MAIN STREET, SUITE 700
 WALNUT CREEK, CA 94596
 Attn: JON PENKOWER

December 12, 2012
 Invoice: 162068

Our File No.: 05826 - 0003
 FARIA, LUIS (AD 03-01) CONTRA COSTA
 Claim Number: APN 013-400-044-7

<u>Date</u>	<u>Description of Services Rendered</u>	<u>Hours</u>	<u>Tkpr</u>
10/31/12	RESEARCHED DOCEDGE VOLUNTARY LIEN REPORT AND DOCUMENTS OF RECORD FOR PARCEL	0.40	CJF
10/31/12	REVIEWED DOCUMENTS OF RECORD AND REVISED DELINQUENCY SPREADSHEET FOR PARCEL; DRAFTED AND SIGNED PRE-FORECLOSURE LETTER TO PROPERTY OWNER	0.40	CJF
12/03/12	UPDATE SPREADSHEET WITH PAYMENT IN FULL INFORMATION	0.10	EJ
12/12/12	DRAFT LETTER AND PROCESS DUPLICATION OF DOCUMENTS FOR FILE REGARDING PIF	0.50	EJ

<u>Date</u>	<u>Description of Disbursement</u>	<u>Quantity</u>	<u>Amount</u>
10/31/12	PROPERTY SEARCH; VENDOR: FIRST AMERICAN DATA TREE; INVOICE#: 907411102; DATE: 10/31/2012		24.30
12/12/12	DUPLICATION	3	0.60
12/12/12	POSTAGE		0.65

FOGLEMAN, CAROL J	0.8 x 275.00 =	220.00
JAY, ELISE	0.6 x 135.00 =	81.00

TOTAL FEES		301.00
TOTAL DISBURSEMENTS		25.55
CURRENT CHARGES:		\$326.55

LAW OFFICES
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444 SOUTH FLOWER STREET
SUITE 2400
LOS ANGELES, CALIFORNIA 90071-2953
TELEPHONE (213) 236-0600
TELECOPIER (213) 236-2700

IN ACCOUNT WITH:

FEDERAL I.D. NO.
95-1705973

CALIFORNIA STATEWIDE COMMUNITIES DEVELOP
2033 NORTH MAIN STREET, SUITE 700
WALNUT CREEK, CA 94596
Attn: JON PENKOWER

December 7, 2012
Invoice: 161870

Our File No.: 05826 - 0014
REEVES, KEITH W. (AD 05-01) SAN MATEO
Claim Number: APN 080-100-350

PREVIOUS BALANCE	\$0.00
ADMIN CHARGE	\$0.00
PAYMENTS	0.00
FEES FOR PROFESSIONAL SERVICES RENDERED THROUGH November 30, 2012:	426.00
DISBURSEMENTS MADE TO YOUR ACCOUNT THROUGH November 30, 2012:	89.77
CURRENT CHARGES	<u>515.77</u>
TOTAL CHARGES:	<u><u>\$ 515.77</u></u>

FINAL STATEMENT

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CALIFORNIA STATEWIDE COMMUNITIES DEVELOP
2033 NORTH MAIN STREET, SUITE 700
WALNUT CREEK, CA 94596
Attn: JON PENKOWER

December 7, 2012
Invoice: 161870

Our File No.: 05826 - 0014
REEVES, KEITH W. (AD 05-01) SAN MATEO
Claim Number: APN 080-100-350

<u>Date</u>	<u>Description of Services Rendered</u>	<u>Hours</u>	<u>Tkpr</u>
10/30/12	RESEARCHED DOCEDGE VOLUNTARY LIEN REPORT AND DOCUMENTS OF RECORD FOR PARCEL	0.50	CJF
10/30/12	REVIEWED DOCUMENTS OF RECORD AND DELINQUENCY SPREADSHEET FOR PARCEL; DRAFTED PRE-FORECLOSURE LETTER TO PROPERTY OWNER	1.00	CJF
10/30/12	OPEN MATTER AND CREATE SPREADSHEET REFLECTING CURRENT PRINCIPAL, INTEREST AND PENALTIES FOR TAX YEAR 2011/12	0.10	KKH

<u>Date</u>	<u>Description of Disbursement</u>	<u>Quantity</u>	<u>Amount</u>
10/30/12	PROPERTY SEARCH; VENDOR: FIRST AMERICAN DATA TREE; INVOICE#: 907411102; DATE: 10/31/2012		81.17
11/07/12	POSTAGE		6.60
11/07/12	DUPLICATION	10	2.00

FOGLEMAN, CAROL J	1.5 x 275.00 =	412.50
HOCKING, KATHRYN K	0.1 x 135.00 =	13.50

TOTAL FEES	426.00
TOTAL DISBURSEMENTS	89.77
CURRENT CHARGES:	\$515.77

APN	Principal	Penalties	Mo. Simple Int. @1.5%	Mos. Of Accrued Interest	Interest as of Dec. 1, 2012	City Admin	Legal Costs	Legal Fees	Total
080-100-350									
Reeves, Keith W.									
05826-0014									

AD 05-01 (San Mateo)

Tax Year	2011/12	2,464.83	246.48	36.97	6	221.82	310.00	89.77	426.00	3,758.90
PIF 12/5/12 (Check No. 8520)										
Date Sent to City: 12/7/12										

CALIFORNIA STATEWIDE
COMMUNITIES DEVELOPMENT AUTH.
AD 05-01 (SAN MATEO)
Delinquent Assessment Taxes
APN 080-100-350
REEVES, KEITH W.

LAW OFFICES
BURKE, WILLIAMS & SORESENSEN, LLP
444 SOUTH FLOWER STREET
SUITE 2400
LOS ANGELES, CALIFORNIA 90071-2953
TELEPHONE (213) 236-0600
TELECOPIER (213) 236-2700

IN ACCOUNT WITH:

FEDERAL I.D. NO.
95-1705973

CALIFORNIA STATEWIDE COMMUNITIES DEVELOP
2033 NORTH MAIN STREET, SUITE 700
WALNUT CREEK, CA 94596
Attn: JON PENKOWER

December 7, 2012
Invoice: 161839

Our File No.: 05826 - 0015
HAFLINGER, JAMES V. (AD 06-01) SAN MATEO
Claim Number: APN 114-460-010

PREVIOUS BALANCE	\$0.00
ADMIN CHARGE	\$0.00
PAYMENTS	0.00
FEES FOR PROFESSIONAL SERVICES RENDERED THROUGH November 30, 2012:	426.00
DISBURSEMENTS MADE TO YOUR ACCOUNT THROUGH November 30, 2012:	38.07
CURRENT CHARGES	<u>464.07</u>
TOTAL CHARGES:	<u>\$ 464.07</u>

FINAL STATEMENT

LAW OFFICES
BURKE, WILLIAMS & SORESENSEN, LLP
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LOS ANGELES, CALIFORNIA 90071-2953
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TELECOPIER (213) 236-2700

CALIFORNIA STATEWIDE COMMUNITIES DEVELOP
2033 NORTH MAIN STREET, SUITE 700
WALNUT CREEK, CA 94596
Attn: JON PENKOWER

December 7, 2012
Invoice: 161839

Our File No.: 05826 - 0015
HAFLINGER, JAMES V. (AD 06-01) SAN MATEO
Claim Number: APN 114-460-010

<u>Date</u>	<u>Description of Services Rendered</u>	<u>Hours</u>	<u>Tkpr</u>
10/30/12	RESEARCHED DOCEDGE VOLUNTARY LIEN REPORT AND DOCUMENTS OF RECORD FOR PARCEL	0.50	CJF
10/30/12	REVIEWED DOCUMENTS OF RECORD AND DELINQUENCY SPREADSHEET FOR PARCEL; DRAFTED PRE-FORECLOSURE LETTER TO PROPERTY OWNER	1.00	CJF
10/30/12	OPEN MATTER AND CREATE SPREADSHEET REFLECTING CURRENT PRINCIPAL, INTEREST AND PENALTIES FOR TAX YEAR 2011/12	0.10	KKH

<u>Date</u>	<u>Description of Disbursement</u>	<u>Quantity</u>	<u>Amount</u>
10/30/12	PROPERTY SEARCH; VENDOR: FIRST AMERICAN DATA TREE; INVOICE#: 907411102; DATE: 10/31/2012		29.47
11/07/12	POSTAGE		6.60
11/07/12	DUPLICATION	10	2.00

FOGLEMAN, CAROL J	1.5 x 275.00 =	412.50
HOCKING, KATHRYN K	0.1 x 135.00 =	13.50

TOTAL FEES	426.00
TOTAL DISBURSEMENTS	38.07
CURRENT CHARGES:	\$464.07

APN	Principal Penalties @1.5%	Mo. Simple Int.	Mos. Of Accrued Interest	Interest as of Dec. 1, 2012	City Admin	Legal Costs	Legal Fees	Total
114-460-010								
Haflinger, James								
05826-0015								

AD 06-01 (San Mateo)								
Tax Year								
2011/12	1,231.04	123.10	18.47	6	110.82	310.00	38.07	426.00
PIF 12/05/12 (Check No. 245)								2,239.03
Date Sent to City: 12/07/12								

CALIFORNIA STATEWIDE
 COMMUNITIES DEVELOPMENT AUTH.
 AD 06-01 (SAN MATEO)
 Delinquent Assessment Taxes
 APN 114-460-010
 HAFLINGER, JAMES

Item V

Second reading and adoption of ordinance levying a special tax for CFD 2012-02 Manteca Lifestyle Center.

ORDINANCE NO. 13ORD-1

**CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY**

**ORDINANCE LEVYING A SPECIAL TAX FOR FISCAL YEAR 2012-2013
AND FOLLOWING FISCAL YEARS SOLELY WITHIN AND RELATING TO
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2012-02
(MANTECA LIFESTYLE CENTER),
CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA**

THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY DOES ORDAIN AS FOLLOWS:

SECTION 1 Pursuant to Government Code Sections 53316 and 53340, and Commission Resolution No. 12R-35 (the “Resolution Declaring Election Results”), adopted December 20, 2012, and in accordance with the Rate, Method of Apportionment, and Manner of Collection of Special Tax as set forth in Resolution No. 12R-32 (the “Resolution of Formation”), adopted December 20, 2012, establishing the California Statewide Communities Development Authority Community Facilities District No. 2012-02 (Manteca Lifestyle Center), City of Manteca, County of San Joaquin, State of California (the “Community Facilities District”), a special tax is hereby levied on all taxable parcels within the Community Facilities District for the 2012-2013 fiscal year and for all subsequent fiscal years in the amount of the maximum tax authorized under the Resolution of Formation, until collection of the Special Tax by the Commission ceases and a Notice of Cessation of Special Tax is recorded in accordance with Section 53330.5 of the Act, provided that this amount may in any fiscal year be levied at a lesser amount by resolution of the Commission.

SECTION 2 The Authority’s special tax consultant, currently Goodwin Consulting Group, Inc., 555 University Avenue, Suite 280, Sacramento, California 95825, telephone (916) 561-0890, is authorized and directed, with the aid of the appropriate officers and agents of the Authority, to determine each year, without further action of the Commission, the appropriate amount of the Special Tax (pursuant to, and as that term is defined in, the Resolution of Formation) to be levied for the Community Facilities District, to prepare the annual Special Tax roll in accordance with the Resolution of Formation, and to present the roll to the Commission for consideration.

SECTION 3 Upon approval by the Commission, whether as submitted or as modified by the Commission, the special tax consultant is authorized and directed, without further action of the Commission, to provide all necessary and appropriate information to the San Joaquin County Auditor in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the Special Tax on the secured property tax roll of the County; provided, that as stated in the Resolution of Formation and in Section 53340 of the California Government Code, the Commission has reserved the right to utilize any method of collecting the Special Tax which it shall, from time to time, determine to be in the best interests of the Authority, including but not limited to, direct billing by the Authority to the property owners, supplemental billing and, under

the circumstances provided by law, judicial foreclosure, all or any of which the Commission may implement in its discretion by resolution.

SECTION 4 The appropriate officers and agents of the Authority are authorized to make adjustments to the Special Tax roll prior to the final posting of the Special Tax to the San Joaquin County tax roll each fiscal year, as may be necessary to achieve a correct match of the Special Tax levy with the assessor's parcel numbers finally utilized by the San Joaquin County Auditor in sending out property tax bills.

SECTION 5 The Authority agrees that, in the event the Special Tax is collected on the secured tax roll of San Joaquin County, the County may deduct its reasonable and agreed charges for collecting the Special Tax from the amounts collected, prior to remitting the Special Tax collections to the Authority.

SECTION 6 Taxpayers claiming that the amount of the Special Tax on their property is not correct are referred to the Rate and Method of Apportionment of the Special Tax contained in the Resolution of Formation for the proper claims procedure.

SECTION 7 If for any cause any portion of this Ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the balance of this Ordinance, and the application of the Special Tax to all other parcels, shall not be affected.

SECTION 8 This Ordinance shall take effect and be in force thirty (30) days after its final passage; and before the expiration of fifteen (15) days after its passage the same shall be published, with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the area of the Community Facilities District.

* * *

I, the undersigned, the duly appointed and qualified Chair of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the title of the foregoing ordinance was first read at a regular meeting of the Commission on December 20, 2012, further reading of the foregoing ordinance was waived by a majority vote, and the foregoing ordinance was duly passed and adopted by the Commission of the Authority at a duly called regular meeting of the Commission of the Authority held in accordance with law on January 10, 2013.

AYES:

NOES:

ABSENT:

By: _____
Chair
California Statewide Communities
Development Authority

Attest:

By: _____
Secretary
California Statewide Communities
Development Authority