

MEMBER CITIES

Alhambra  
Apple Valley  
Azusa  
Baldwin Park  
Barstow  
Bell  
Bellflower  
Brea  
Calaveras County Water District  
Capitola  
Carpinteria  
Carson  
Chino  
Claremont  
Clovis  
Colton  
Commerce  
Compton  
Covina  
Downey  
Duarte  
El Monte  
Fairfield  
Fontana  
Fresno  
Gardena  
Garden Grove  
Glendale  
Glendora  
Hawaiian Gardens  
Hawthorne  
Huntington Park  
Indio  
Inglewood  
La Habra  
La Puente  
Lakewood  
Lancaster  
Lawndale  
Long Beach  
Los Angeles  
Lynwood  
Monrovia  
Montclair  
Montebello  
Monterey Park  
Morgan Hill  
Norwalk  
Oceanside  
Palmdale  
Palm Springs  
Paramount  
Pico Rivera  
Planada Community Services District  
Pomona  
Rancho Cucamonga  
Rialto  
Riverside  
Rohnert Park  
Salinas  
San Bernardino  
San Bernardino County  
San Diego County  
San Fernando  
San Juan Capistrano  
San Marcos  
San Mateo County  
Santa Clarita  
Santa Rosa  
Signal Hill  
South Gate  
Union City  
Vernon  
Visalia  
Vista  
West Covina  
Whittier  
Yucaipa

BOARD MEMBERS

OFFICERS

Jose Solache, President

Lynwood

Gil Hurtado, Vice President/Treasurer

South Gate

DIRECTORS

Daniel Damian, Baldwin Park

Emma Sharif, Compton

Eduardo "Eddie" Martinez, Huntington Park

Joel Fajardo, San Fernando

Leticia Lopez, Vernon

Secretary/Executive Director

Debbie Smith

General Legal Counsel

Scott Campbell

Best Best & Krieger LLP



**INDEPENDENT CITIES FINANCE AUTHORITY**

Special Meeting of the Board of Directors  
Special Meeting of the Executive Committee

Wednesday, October 2, 2024  
12:00 noon

**IN PERSON:**

Lynwood City Hall Annex  
Conference Room  
11350 Bullis Road  
Lynwood, CA 90262

**TELECONFERENCE/ZOOM MEETING LOCATIONS:**

<https://us06web.zoom.us/j/81979302577?pwd=kHLh0mIFxGaWi1eyqyndTJGz9hbKJl.1>

Meeting ID: 819 7930 2577

Passcode: 279679

Call In: 1-669-444-9171

- |   |   |
|---|---|
| 1. 14607 Ramona Blvd., Suite C<br>Baldwin Park, CA 91706                                    | 2. 229 North Meyer Street<br>San Fernando, CA 91340                                       |
| 2. Compton City Hall<br>Mayor's Office<br>205 South Willowbrook Avenue<br>Compton, CA 90220 | 4. Vernon City Hall<br>Conference Room1<br>4305 South Santa Fe Avenue<br>Vernon, CA 90058 |

**STAFF REPORTS AND OTHER WRITTEN DOCUMENTS RELATED TO ITEMS ON THIS AGENDA CAN BE OBTAINED FROM THE INDEPENDENT CITIES FINANCE AUTHORITY BY CALLING (877) 906-0941.**

**FOR YOUR INFORMATION:** The Authority Board/Executive Committee will hear from the public on any items on the agenda or an item of interest to the Board/Executive Committee that is not on the agenda. These items may be

SPECIAL MEETING OF THE BOARD OF DIRECTORS  
SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
October 2, 2024  
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These items may be referred for administrative action or scheduled on a future agenda. Comments are to be limited to three minutes for each speaker, unless extended by the Authority Board. Each speaker will have an opportunity to speak on any agenda item. You have the opportunity to address the Authority Board at the following times:

- A. AGENDA ITEMS: at the time the Authority Board considers the Agenda item or during Public Comment; and
- B. NON-AGENDA ITEMS: During Public Comment – comments will be received for a maximum 30-minute period; any additional requests will be heard following the completion of the Agenda; and
- C. PUBLIC HEARINGS: at the time of the Public Hearing

I. **CALL TO ORDER.** *(Page 4)*

II. **ROLL CALL.** *(Page 4)*

III. **AMENDMENTS OR ADJUSTMENTS TO THE AGENDA.** *(Page 4)*

IV. **PUBLIC COMMENTS:** At this time the public shall have an opportunity to comment on any non-agenda item relevant to the jurisdiction of the Authority. Reasonable time limits are imposed on each topic and each speaker. In accordance with the provisions of the Ralph M. Brown Act (GC § 54950 et seq.), no action or discussion may take place by the Board of any items not on the posted agenda. The Board may respond to statements made or questions asked and may direct staff to report back on the topic at a future meeting. The public may attend the meeting in person, via telephone conference or Zoom as listed above. *(Pages 4-5)*

V. **NEW BUSINESS.**

A. Approval Of Minutes Of The June 25, 2024 Board Of Directors Meeting. *(Pages 5 & 13-18)*  
**RECOMMEND APPROVAL**

B. Approval Of The County of Riverside As An Associate Member (Non-Voting) of the Independent Cities Finance Authority. *(Pages 5-6)*  
**RECOMMEND APPROVAL**

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SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
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- C. Approval/Adoption Of Resolution No. 2024-1 (A Resolution Of The Board Of Directors/Executive Committee Of The Independent Cities Finance Authority Authorizing The Issuance In One Or More Series Of Its Not To Exceed \$15,000,000 Aggregate Principal Amount Of Mobile Home Park Revenue Bonds (Augusta Communities Mobile Home Park Pool) Series 2024A And Mobile Home Park Revenue Bonds (Augusta Communities Mobile Home Park Pool) Series 2024B (Federally Taxable) For Wildwood Canyon Mobile Estates and Valley View Mobile Home Park, Each Located In The City of Yucaipa, And Idyllwild Trailer Park Located In The County of Riverside, And Approving Certain Documents And Authorizing Certain Actions In Connection Therewith). *(Pages 6-9 & 19-32)*

**RECOMMEND APPROVAL/ADOPTION**

- D. Update On Street Lighting Improvement Webinar. *(Pages 9-10 & 33-36)*

**RECOMMEND APPROVAL**

- E. Approval Of The Financial Accounting For The June 1, 2024 To August 31, 2024. *(Pages 10-11)*

**RECOMMEND APPROVAL**

**VI. COMMENTS FROM BOARD MEMBERS.** *(Page 12)*

**VII. MATTERS FROM STAFF.** *(Pages 12 & 37)*

**VIII. ADJOURNMENT.** *(Page 12)*

The public shall have an opportunity to comment on any item as each item is considered by the Board/Executive Committee and prior to action being taken. Agenda reports are available at the Independent Cities Finance Authority office upon request by calling (877) 906-0941.

NOTICE: New items will not be considered after 1:00 p.m. unless the Board of Directors/Executive Committee votes to extend the time limit. Any items on the agenda that are not completed will be forwarded to the next regular Board of Directors/Executive Committee meeting.

IN COMPLIANCE WITH THE AMERICAN DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE INDEPENDENT CITIES FINANCE AUTHORITY AT (877) 906-0941. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE INDEPENDENT CITIES FINANCE AUTHORITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

NOTE TO CITY CLERKS:

***Please post this Meeting Notice as you would a City Council agenda.***

**INDEPENDENT CITIES FINANCE AUTHORITY  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
SPECIAL MEETING OF THE EXECUTIVE COMMITTEE**

**October 2, 2024 – 12:00 noon**

**AGENDA SUMMARY**

**I. CALL TO ORDER.**

**II. ROLL CALL.**

**A. MATERIAL ENCLOSED:**

None.

**B. COMMENTS:**

A roll call of the following member cities will be conducted:

City of Baldwin Park  
City of Compton  
City of Huntington Park  
City of Lynwood

City of San Fernando  
City of South Gate  
City of Vernon

**C. RECOMMENDATION:**

None.

**III. AMENDMENTS OR ADJUSTMENT TO THE AGENDA.**

**A. MATERIAL ENCLOSED:**

None.

**B. COMMENTS:**

None.

**C. RECOMMENDATION:**

None.

**IV. PUBLIC COMMENT.**

**A. MATERIAL ENCLOSED:**

None.

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**October 2, 2024**  
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**B. COMMENTS:**

At this time the public shall have an opportunity to comment on any non-agenda item relevant to the jurisdiction of the Authority. Reasonable time limits are imposed on each topic and each speaker. In accordance with the provisions of the Ralph M. Brown Act (GC § 54950 et seq.), no action or discussion may take place by the Board of any items not on the posted agenda. The Board may respond to statements made or questions asked and may direct staff to report back on the topic at a future meeting.

**C. RECOMMENDATION:**

None.

**V. NEW BUSINESS.**

**A. APPROVAL OF MINUTES OF THE JUNE 25, 2024 BOARD OF DIRECTORS MEETING.**

**A. MATERIAL ENCLOSED: (PAGES 13-18)**

Minutes of the June 25, 2024 Board of Directors meeting.

**B. COMMENTS:**

None.

**C. RECOMMENDATION:**

Approve the minutes of the June 25, 2024 Board of Directors meeting.

**B. APPROVAL OF THE COUNTY OF RIVERSIDE AS AN ASSOCIATE MEMBER (NON VOTING) OF THE INDEPENDENT CITIES FINANCE AUTHORITY.**

**A. MATERIAL ENCLOSED:**

None.

**B. COMMENTS:**

The Board of Supervisors of the County of Riverside took action on September 10, 2024 to become an associate member (non-voting) of the Independent Cities Finance Authority. ICFA must approve the County of Riverside as an associate member of the Authority so that Idyllwild Trailer Park is eligible to be financed through ICFA.

**AGENDA SUMMARY**  
**October 2, 2024**  
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**C. RECOMMENDATION:**

1. Approve the County of Riverside as an associate member (non-voting) of ICFA; and
2. Authorize President Solache and staff to execute any and all necessary documents relating thereto.

**C. APPROVAL/ADOPTION OF RESOLUTION 2024-1 (A RESOLUTION OF THE BOARD OF DIRECTORS/EXECUTIVE COMMITTEE OF THE INDEPENDENT CITIES FINANCE AUTHORITY AUTHORIZING THE ISSUANCE IN ONE OR MORE SERIES OF ITS NOT TO EXCEED \$15,000,000 AGGREGATE PRINCIPAL AMOUNT OF MOBILE HOME PARK REVENUE BONDS (AUGUSTA COMMUNITIES MOBILE HOME PARK POOL) SERIES 2024A AND MOBILE HOME PARK REVENUE BONDS (AUGUSTA COMMUNITIES MOBILE HOME PARK POOL) SERIES 2024B (FEDERALLY TAXABLE) FOR WILDWOOD CANYON MOBILE ESTATES AND VALLEY VIEW MOBILE HOME PARK, EACH LOCATED IN THE CITY OF YUCAIPA, AND IDYLLWILD TRAILER PARK LOCATED IN THE COUNTY OF RIVERSIDE, AND APPROVING CERTAIN DOCUMENTS AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH).**

**A. MATERIAL ENCLOSED: ([PAGES 19-32] AND UNNUMBERED BOND DOCUMENTS DELIVERED UNDER SEPARATE COVER)**

1. Resolution 2024-1 (Pages 19-25)
2. Photos Of Parks (Pages 26-32)
3. Indenture of Trust
4. Loan Agreement
5. Regulatory Agreement (Wildwood Canyon Mobile Home Estates)
6. Regulatory Agreement (Idyllwild Trailer Park)
7. Administration and Oversight Agreement
8. Preliminary Official Statement
9. Purchase Contract

**B. COMMENTS:**

**Proposal:**

To finance the acquisition and improvement of real properties constituting the Wildwood Canyon Mobile Home Estates located in the City of Yucaipa, the Idyllwild Trailer Park located in the Town of Idyllwild, County of Riverside, and finance improvements to the Valley View Mobile Home Park located in the City of Yucaipa.

## AGENDA SUMMARY

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The Wildwood Project comprises approximately 18.40 acres and is located at 34111 Wildwood Canyon Road, Yucaipa, California. It consists of 147 mobile home Spaces. The Wildwood Project includes interior streets with all utilities available to each Space. Park site improvements also include a clubhouse with game room, main hall, attached park office, restrooms and laundry room. Other amenities include two swimming pools with spas, a playground, and RV storage. Resident parking is provided at each Space. Visitor parking is located at various locations throughout the park.

The Valley View Project comprises approximately 11.25 acres and is located at 12996 6th Street, Yucaipa, California. It consists of 77 mobile home Spaces. The Valley View Project includes interior streets with all utilities available to each Space. Park site improvements also include a clubhouse with game room, main hall, attached park office, restrooms, laundry room, shuffleboard, and a pool. Resident parking is provided at each Space. Visitor parking is located at various locations throughout the park.

The Idyllwild Project comprises approximately 3.65 acres and is located at 25955 Highway 243, Town of Idyllwild, California. It consists of 58 “park model homes” Spaces. The Idyllwild Project includes interior streets with all utilities available to each Space. Park site improvements also include a clubhouse with a laundry room, a game room, and one rental unit above the clubhouse. Resident parking is provided at each Space. Visitor parking is located at various locations throughout the park.

By way of brief background, Augusta Communities has facilitated the purchase and/or refunding of five manufactured home communities through ICFA. The parks are located in the cities of Montclair, Visalia, and Yucaipa.

The purchase by nonprofits of nearly 6,000 manufactured home community spaces will have been financed by ICFA to date.

### **Financing Team:**

The financing team for this transaction is as follows:

<u>Participant</u>	<u>Firm</u>
Issuer	Independent Cities Finance Authority
Borrower	Augusta Communities LLC
Issuer’s Counsel	Best Best & Krieger LLP
Borrower’s Counsel	Goldfarb & Lipman
Bond Counsel	Gilmore & Bell, P.C.
Underwriter	Raymond James
Underwriter’s Counsel	Kutak Rock
Oversight Agent	Wolf & Company Inc
Trustee	US Bank

**Costs of Issuance:**

The costs of issuance will be covered partially by the funds from the issue that are permitted to be used for this purpose by federal guidelines. The financing of this project is estimated generally as follows (please note that these numbers are preliminary and are subject to change):

<b>Sources:</b>	<b>Series A</b>	<b>Series B (Taxable)</b>	<b>Total</b>
Bond Proceeds:			
Par Amount	12,245,000.00	325,000.00	12,570,000.00
Net Premium	257,385.10		257,385.10
	12,502,385.10	325,000.00	12,827,385.10
<hr/>			
<b>Uses:</b>	<b>Series A</b>	<b>Series B (Taxable)</b>	<b>Total</b>
Project Fund Deposits:			
Purchase Fund	11,500,000.00		11,500,000.00
Other Fund Deposits:			
Debt Service Reserve Fund	756,910.50	20,089.50	777,000.00
Delivery Date Expenses:			
Cost of Issuance	160,886.52	200,188.24	361,074.76
Underwriter's Discount	84,013.49	104,536.51	188,550.00
	244,900.01	304,724.75	549,624.76
Other Uses of Funds:			
Additional Proceeds	574.59	185.75	760.34
	12,502,385.10	325,000.00	12,827,385.10

**Bond Documents:**

The resolution is included in the packet; the draft bond documents were distributed via email for review. For more details, please refer first to the Preliminary Official Statement and then to the individual documents contained therein.

**ICFA Payment and Responsibilities:**

ICFA will receive a fee at closing equal to 20 basis points times the principal amount of the bonds issued. ICFA will thereafter receive an annual fee equal to 10 basis points on the outstanding principal of the bonds as long as the bonds are outstanding. The obligation of Augusta Communities to pay these fees is set forth in the Regulatory Agreement.



The bonds are not a financial obligation of the Authority. They are payable solely from revenues from the parks pledged by Augusta Communities to repayment of the bonds. This pledge is further secured by the Deed of Trust in favor of the Bond Trustee.

Generally, after issuance of the bonds, ICFA's responsibilities will be limited to reviewing reports provided by the Oversight Agent and the Trustee.

**City of Yucaipa Obligations:**

The City of Yucaipa conducted a TEFRA hearing on September 23, 2024, at which the bond financing by ICFA was approved.

**County of Riverside Obligations:**

As noted previously, the County of Riverside conducted a TEFRA hearing on September 10, 2024, at which time the bond financing by ICFA was approved.

**Summary:**

The bond documents referred to above may be modified by the President, staff, and General Legal Counsel to the extent necessary to carry out the purposes expressed by the Board of Directors/Executive Committee in Resolution 2024-1 following the distribution of this packet and action by the Board of Directors/Executive Committee.

Any and all questions regarding the myriad of bond documents can be answered by the various consultants participating in the meeting.

**C. RECOMMENDATION:**

1. Approve/adopt Resolution 2024-1 approving the bond issuance and the various agreements and documents relating thereto; and
2. Authorize President Solache and staff to execute all necessary documents.

**D. UPDATE ON STREET LIGHTING IMPROVEMENT WEBINAR.**

**A. MATERIAL ENCLOSED: (PAGES 32-36)**

1. City Survey. (Page 33-34)
2. Mobile Home Park Survey. (Page 35-36)

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**B. COMMENTS:**

At the June Board of Directors meeting, staff was given authorization to proceed with hosting a webinar on street lighting improvements for its member cities. As a reminder, there are funds available for street lighting improvements – Measure M, Measure R, and Federal Inflation Reduction Act Tax Credits (IRA) – which can be utilized for installation of new street lights or to upgrade existing street lights in ICFA member cities, as well as the 25 mobile home parks located in those cities. Some possibilities are converting existing lights to LED, installing solar on existing street lights by way of solar panels or wrapped poles, or creating a street lighting district.

To that end, a survey has been distributed to all ICFA member cities, as well as mobile home park owners. The deadline for returning the survey is September 30<sup>th</sup>. If the responses are favorable, staff will proceed with scheduling a webinar.

Staff will provide an update at the meeting.

**E. APPROVAL OF FINANCIAL ACCOUNTING FOR THE PERIOD JULY 1, 2024 TO AUGUST 31, 2024.**

**A. MATERIAL ENCLOSED:**

None.

**B. COMMENTS:**

Receipts for the period July 1, 2024 to August 31, 2024 were as follows:

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<b>PARK/ISSUE</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUGUST</b>	<b>TOTAL</b>
Yucaipa	627.50	627.50	627.50	1,882.50
Hacienda	751.25	751.25	751.25	2,253.75
Castle	808.33	792.92	792.92	2,394.17
Palomar East	830.00	830.00	830.00	2,490.00
Sahara	985.83	985.83	985.83	2,957.49
Santa Rosa	1,054.16	1,054.16	1,054.16	3,162.48
Palomar West	1,200.42	1,200.42	1,200.42	3,601.26
Santa Barbara	1,212.00	1,212.00	1,212.00	3,636.00
Westlake/Millbrook	1,327.92	1,327.92	1,327.92	3,983.76
Rancho Vallecitos	1,465.00	1,465.00	1,465.00	4,395.00
Rohnert Park	1,609.00	1,609.00	1,609.00	4,827.00
Pillar Ridge	2,149.16	2,101.66	2,101.66	6,352.48
Woods	2,358.33	2,358.33	2,358.33	7,074.99
Union City	2,668.75	2,606.66	2,606.66	7,882.07
San Juan	2,700.83	2,700.83	2,700.83	8,102.49
<b>Subtotal</b>	<b>21,748.48</b>	<b>21,623.48</b>	<b>21,623.48</b>	<b>64,995.44</b>
MASH		6,396.98		6,396.98
Alliance	3,658.11			3,658.11
Compton	35,885.00			35,885.00
<b>Subtotal</b>	<b>61,291.59</b>	<b>28,020.46</b>	<b>21,623.48</b>	<b>110,935.53</b>
LAIF	4,141.05			4,101.05
<b>TOTAL</b>	<b>65,392.64</b>	<b>28,020.46</b>	<b>21,623.48</b>	<b>115,036.58</b>

Expenditures for the period July 1, 2024 to August 31, 2024 were as follows:

<b>PAYEE</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUGUST</b>	<b>TOTAL</b>
Alliance Shipping	65.00			65.00
Best Best & Krieger	3,349.00	3,349.00	3,466.00	10,164.00
Board Members	900.00			900.00
City of Lynwood	2,156.72	7,500.00		9,656.72
CUSIP Global Services	91.00			91.00
Smith, Alvarez & Castillo	19,331.25	19,640.50	19,640.50	58,612.25
Tripepi Smith	164.22	359.18	284.10	807.50
UPS Store	60.00			60.00
<b>TOTAL</b>	<b>26,117.19</b>	<b>30,848.68</b>	<b>23,390.60</b>	<b>80,356.47</b>

ICFA account balances as of May 30, 2024 are as follows:

Bank of America: \$219,356.78  
LAIF: \$595,627.91

**C. RECOMMENDATION:**

Approve the financial accounting for the period July 1, 2024 to August 31, 2024.

**AGENDA SUMMARY**  
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**VI. COMMENTS FROM BOARD MEMBERS.**

A. MATERIAL ENCLOSED:

None.

B. COMMENTS:

None.

C. RECOMMENDATION:

None.

**VII. MATTERS FROM STAFF.**

A. MATERIAL ENCLOSED: **(PAGE 37)**

List of mobile home parks, including affordable housing requirements, and other issuances by ICFA.

B. COMMENTS:

Information only.

C. RECOMMENDATION:

None.

**VIII. ADJOURNMENT.**

**INDEPENDENT CITIES FINANCE AUTHORITY**

**BOARD OF DIRECTORS ANNUAL MEETING**

**June 25, 2024**

**MINUTES**

**I. CALL TO ORDER.**

The annual meeting of the Board of Directors of the Independent Cities Finance Authority (ICFA) was called to order on June 25, 2024 at 12:07 p.m. by President Jose Solache.

**II. ROLL CALL.**

**Members Of The Executive Committee/Board of Directors Present (Voting)**

Jose Solache, President	Lynwood
Gil Hurtado, Vice President/ Treasurer	South Gate
Daniel Damian	Baldwin Park
Joel Fajardo	San Fernando
Eduardo "Eddie" Martinez	Huntington Park
Emma Sharif	Compton

**Members Of The Board of Directors Absent**

Leticia Lopez	Vernon
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**Alternate Members Of The Board of Directors Present**

None

**Guests Present**

Mario Rico Pendejo Dominguez	South Gate
Wes Wolf	Wolf & Company, Inc.

**Staff Present**

Scott Campbell	Best Best & Krieger LLP
Debbie Smith	Smith, Alvarez & Castillo/ICFA

**III. AMENDMENTS OR ADJUSTMENTS TO THE AGENDA.**

There were no amendments or adjustments to the agenda.

**IV. PUBLIC COMMENTS.**

Mr. Mario Rico Pendejo Dominguez, a South Gate resident, requested a meeting with President Solache, as Mayor of the City of Lynwood.

**V. NEW BUSINESS.**

**A. APPROVAL OF MINUTES OF THE SEPTEMBER 13, 2023 BOARD OF DIRECTORS MEETING.**

It was moved by Gil Hurtado, seconded by Eddie Martinez, and unanimously carried by the following roll call vote to approve the minutes of the September 13, 2023 Board of Directors meeting:

AYES: Daniel Damian (Baldwin Park), Joel Fajardo (San Fernando), Gil Hurtado (South Gate), Eduardo Martinez (Huntington Park), Emma Sharif (Compton), Jose Solache (Lynwood)

NOES: None

ABSTAIN: None

ABSENT: City of Vernon

**B. DISCUSSION OF RESTORATION OF THE STATE OF CALIFORNIA MORTGAGE CREDIT CERTIFICATE PROGRAM.**

Staff reported generally as follows:

The Mortgage Credit Certificate (MCC) program is a federal income-tax credit available to eligible low- and moderate-income buyers. The MCC is a powerful financing tool that boosts homebuying power, increases household income, and addresses the racial gap in California through expanded home ownership opportunities. Additionally, MCC's attract millions of dollars of private mortgage capital and leverage scares local affordable housing subsidies.

The MCC program is made possible through an allocation of the State's tax-exempt financing authority to MCC issuers who administer local programs. There are eight MCC issuers that had active MCC programs prior to the allocation pause in 2019.

Matt Callaham of LA Partners in Homeownership, who was one of the issuers, is requesting that ICFA send a letter to the California Debt Allocation Committee (CDIAC) encouraging restoration of the MCC program which will help balance the State's affordable housing program with a renewed focus on single-family homeownership.

There was a question about whether the MCC program can be used for townhomes, condominiums, etc. It was stated that the program is only for single family homes.

President Solache asked if there were any further comments or questions. There were none.

It was moved by Daniel Damian, seconded by Emma Sharif, and unanimously carried by the following roll call vote to support the restoration of the MCC program:

AYES: Daniel Damian (Baldwin Park), Joel Fajardo (San Fernando), Gil Hurtado (South Gate), Eduardo Martinez (Huntington Park), Emma Sharif (Compton), Jose Solache (Lynwood)  
NOES: None  
ABSTAIN: None  
ABSENT: City of Vernon

**C. DISCUSSION OF HOSTING A WEBINAR ON STREET LIGHT IMPROVEMENTS.**

Staff reported generally as follows:

There are funds available for street lighting improvements which can be utilized for installation of new street lights or to upgrade existing street lights in ICFA member cities, as well as the 25 mobile home parks located in those cities.

After talking with a company that has done street lighting improvements in cities saving them thousands of dollars, staff would like authorization to pursue the possibility of hosting a webinar to make ICFA member cities aware of programs that are available.

It was noted that over 50% of street lights in some cities are over 90 years old and that this program could be of benefit to them.

President Solache asked if there were any further comments or questions. There were none.

It was moved by Gil Hurtado, seconded by Emma Sharif, and unanimously carried by the following roll call vote to authorize staff to pursue the possibility of hosting a webinar on street light improvements for member cities:

AYES: Daniel Damian (Baldwin Park), Joel Fajardo (San Fernando), Gil Hurtado (South Gate), Eduardo Martinez (Huntington Park), Emma Sharif (Compton), Jose Solache (Lynwood)  
NOES: None  
ABSTAIN: None  
ABSENT: City of Vernon

**D. APPROVAL/ADOPTION OF THIRD AMENDMENT TO ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE INDEPENDENT CITIES FINANCE AUTHORITY AND SMITH, ALVAREZ & CASTILLO, INC.**

Scott Campbell, General Legal Counsel, noted that staff is seeking a three year extension for administrative services, which would extend the contract to June 30, 2027.

It was moved by Gil Hurtado, seconded by Eddie Martinez, and unanimously carried by the following roll call vote to approve/adopt the Third Amendment to Administrative Services Agreement Between The Independent Cities Finance Authority and Smith, Alvarez & Castillo, Inc.:

AYES: Daniel Damian (Baldwin Park), Joel Fajardo (San Fernando), Gil Hurtado (South Gate), Eduardo Martinez (Huntington Park), Emma Sharif (Compton), Jose Solache (Lynwood)  
NOES: None  
ABSTAIN: None  
ABSENT: City of Vernon

**E. APPROVAL/ADOPTION OF A BUDGET FOR THE 2024-25 FISCAL YEAR AND A STATEMENT OF INVESTMENT POLICY FOR A TWO-YEAR PERIOD.**

Staff referred those present to the proposed budget contained in the agenda packet indicating that it represents the best estimates of staff regarding future financings and noted that a balanced budget is being presented for approval/adoption.



It was also noted that the Statement of Investment Policy has been adopted every two years, as required by law. It requires that all Authority funds be deposited in a bank and/or in the State of California Local Agency Investment Fund (LAIF), unless otherwise directed by the Board.

President Solache asked if there were any comments or questions. There were none.

It was moved by Danial Damian, seconded by Emma Sharif, and unanimously carried by the following roll call vote to approve/adopt the budget for the 2024-25 FY and the Statement of Investment Policy as follows:

AYES: Daniel Damian (Baldwin Park), Joel Fajardo (San Fernando), Gil Hurtado (South Gate), Eduardo Martinez (Huntington Park), Emma Sharif (Compton), Jose Solache (Lynwood)

NOES: None

ABSTAIN: None

ABSENT: City of Vernon

**E. APPROVAL OF FINANCIAL ACCOUNTING FOR THE PERIOD JULY 1, 2023 TO MAY 30, 2024.**

Staff referred those present to pages 8-9 of the agenda packet and provided a report on the receipts and expenditures for the period July 1, 2023 through May 30, 2024.

President Solache asked if there were any comments or questions. There were none.

It was moved by President Solache, seconded by Eddie Martinez, and unanimously carried by the following roll call vote to approve the financial accounting for the period July 1, 2023 to May 30, 2024:

AYES: Daniel Damian (Baldwin Park), Joel Fajardo (San Fernando), Gil Hurtado (South Gate), Eduardo Martinez (Huntington Park), Emma Sharif (Compton), Jose Solache (Lynwood)

NOES: None

ABSTAIN: None

ABSENT: City of Vernon

**INDEPENDENT CITIES FINANCE AUTHORITY**  
**Board of Directors Meeting, June 25, 2024**  
**Page 6**

**VI. COMMENTS FROM BOARD MEMBERS.**

President Solache thanked everyone for their participation in ICFA Board of Directors meetings.

**VII. COMMENTS FROM STAFF.**

Staff referred those present to Page 41 of their agenda packet which contained a spread sheet of mobile home parks currently financed by ICFA.

Staff also thanked Board Members for their support and for approving the extension of her contract.

**VIII. ADJOURNMENT.**

There being no further business to be conducted, the meeting was adjourned at 12:31 p.m. in memory of Jim Roberts, former Mayor/Council Member for the City of Huntington Park and founding President of ICFA, who recently passed away.

Respectfully submitted,

\_\_\_\_\_/s/  
Deborah J. Smith  
Executive Director

## RESOLUTION NO. 2024- 1

A RESOLUTION OF THE BOARD OF DIRECTORS/EXECUTIVE COMMITTEE OF THE INDEPENDENT CITIES FINANCE AUTHORITY AUTHORIZING THE ISSUANCE IN ONE OR MORE SERIES OF ITS NOT TO EXCEED \$15,000,000 AGGREGATE PRINCIPAL AMOUNT OF MOBILE HOME PARK REVENUE BONDS (AUGUSTA COMMUNITIES MOBILE HOME PARK POOL) SERIES 2024A AND MOBILE HOME PARK REVENUE BONDS (AUGUSTA COMMUNITIES MOBILE HOME PARK POOL) SERIES 2024B (FEDERALLY TAXABLE) FOR WILDWOOD CANYON MOBILE ESTATES AND VALLEY VIEW MOBILE HOME PARK, EACH LOCATED IN THE CITY OF YUCAIPA, AND IDYLLWILD TRAILER PARK LOCATED IN THE COUNTY OF RIVERSIDE, AND APPROVING CERTAIN DOCUMENTS AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the Independent Cities Finance Authority, a joint powers authority duly organized and existing under the laws of the State of California (the “Authority”), is authorized to issue bonds pursuant to Chapter 8 of Part 5 of Division 31 of the Health and Safety Code of the State of California (the “Act”) to finance the acquisition of mobile home parks by nonprofit organizations within the jurisdiction of the Authority; and

WHEREAS, the Authority proposes to issue its (i) Mobile Home Park Revenue Bonds (Augusta Communities Mobile Home Park Pool) Series 2024A (the “Tax-Exempt Bonds”), and (ii) Mobile Home Park Revenue Bonds (Augusta Communities Mobile Home Park Pool) Series 2024B (Federally Taxable) (the “Taxable Bonds” and together with the Tax-Exempt Bonds, the “Bonds”), each in one or more series; and

WHEREAS, Augusta Communities IV LLC, a California limited liability company (the “Borrower”), has requested that the Authority issue and sell the Bonds; and

WHEREAS, the proceeds from the sale of the Bonds are intended to be used to make a loan to Borrower, or a related party, to be used, along with other funds available to the Borrower to (i) provide financing with respect to the acquisition and improvement of the Wildwood Canyon Mobile Estates (the “Wildwood Project”) located in the City of Yucaipa, California (the “City”) and the Idyllwild Trailer Park (the “Idyllwild Project”) located in the Town of Idyllwild, County of Riverside (the “County”), California; (ii) provide financing with respect to the improvement of the Valley View Mobile Home Park (the “Valley View Project” and collectively with the Wildwood Project and the Idyllwild Project, the “Project”) located in the City; (iii) fund the Debt Service Reserve Fund; (iv) fund the Repair and Replacement Fund; and (v) pay the costs of issuing the Bonds; and

WHEREAS, the sole member of the Borrower is qualified as an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), and the operation of the Project by the Borrower will further its purpose to encourage, preserve, rehabilitate, develop, operate, and maintain decent, safe, sanitary and affordable housing for low income and disadvantaged persons in the State of California; and

WHEREAS, the operation of the Project by the Borrower will lessen the governmental burden of the City and the County by preserving affordable housing within the City and the County and is in their public interest; and

WHEREAS, there has been presented to the Board of Directors/Executive Committee at this meeting proposed forms of an Indenture of Trust, a Loan Agreement, a Regulatory Agreement and Declaration of Restrictive Covenants for the Wildwood Project, a Regulatory Agreement and Declaration of Restrictive Covenants for the Idyllwild Project, an Administration and Oversight Agreement relating to the Wildwood Project and the Idyllwild Project, a Preliminary Official Statement relating to the Bonds, a Purchase Contract among the Authority, the Borrower and Raymond James & Associates, Inc. (the “Underwriter”) pursuant to which the Bonds will be purchased by the Underwriter for sale to the public, the existing Regulatory Agreement and Declaration of Restrictive Covenants for the Valley View Project, the existing Administration Agreement relating to the Valley View Project, and an Associate Membership Agreement with the County; and

WHEREAS, as required by 147(f) of the Code, the City Council of the City conducted a duly noticed public hearing with respect to the proposed issuance of the Bonds and financing of the Wildwood Project and the Valley View Project by the Authority on September 23, 2024, such notice being published on the City’s official website at least seven days prior to the meeting, and as the applicable elected representatives of the City, the Yucaipa City Council approved the issuance of the Bonds; and

WHEREAS, as required by 147(f) of the Code, the Board of Supervisors of the County conducted a duly noticed public hearing with respect to the proposed issuance of the Bonds and financing of the Project by the Authority on September 17, 2024, such notice being published on the County’s official website at least seven days prior to the meeting, and as the applicable elected representatives of the County, the Board of Supervisors approved the issuance of the Bonds; and

WHEREAS, all acts, conditions and things required by the laws of the State of California to exist, to have happened and to have been performed precedent to and in connection with the issuance of the Bonds exist or will exist, have happened or will happen and have been or will be performed in due time, form and manner as required by law, and the Authority is now duly authorized and empowered, pursuant to each and every requirement of law, to issue the Bonds for the purposes, in the manner and upon the terms herein provided.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS/EXECUTIVE COMMITTEE OF THE INDEPENDENT CITIES FINANCE AUTHORITY AS FOLLOWS:

SECTION 1. Recitals. The above recitals, and each of them, are true and correct.

SECTION 2. Appointment of Trustee. U.S. Bank Trust Company, National Association is hereby appointed as the initial trustee (the “Trustee”) under the Indenture of Trust (the “Indenture”) relating to the Bonds, with the duties and powers of such Trustee as are set forth in the Indenture.

SECTION 3. Indenture. The Indenture authorizing the issuance of the Bonds, between the Authority and the Trustee, in the form presented at this meeting, is hereby approved and the President, Vice President or Executive Director (each, an “Authorized Officer”), each acting alone, are hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Indenture in substantially the form hereby approved together with such additions or changes as the officer executing the same, upon consultation with the Authority’s counsel or bond counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof by the Authority.

SECTION 4. Form of Bonds. The form of the Bonds, as set forth in the Indenture, is hereby approved and the President or Vice President and the Secretary are hereby authorized and directed to execute by manual or facsimile signature, for and in the name and on behalf of the Authority, the Bonds in substantially the form hereby approved together with such additions or changes as the officer executing the same, upon consultation with the Authority's counsel or bond counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof by the Authority, in either temporary and/or definitive form in the aggregate principal amounts and all in accordance with the terms and provisions of the Indenture.

SECTION 5. Loan Agreement. The Loan Agreement (the "Loan Agreement") by and among the Authority, the Trustee and the Borrower, whereby the proceeds of the Bonds are to be loaned to the Borrower for the purposes set forth therein, in the form presented at this meeting, is hereby approved and the Authorized Officers, each acting alone, are hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Loan Agreement in substantially the form hereby approved together with such additions or changes as the officer executing the same, upon consultation with the Authority's counsel or bond counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof by the Authority.

SECTION 6. Regulatory Agreements. Each Regulatory Agreement and Declaration of Restrictive Covenant for the Project, each by and among the Authority, the Trustee and the Borrower (the "Regulatory Agreements") in the form presented at this meeting, is hereby approved and the Authorized Officers, each acting alone, are hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Regulatory Agreements in substantially the form hereby approved together with such additions or changes therein as the officer executing the same, upon consultation with the Authority's counsel or bond counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof by the Authority.

SECTION 7. Official Statement. The Preliminary Official Statement relating to the Bonds (the "Preliminary Official Statement") in the form presented at this meeting, is hereby approved for use in connection with the marketing of the Bonds. The Executive Director is hereby authorized and directed to make changes to the form of the Preliminary Official Statement hereby approved, upon consultation with the Authority's counsel or bond counsel, as necessary or desirable to reflect the terms of the financing and the documents with respect thereto.

The Preliminary Official Statement may be brought into the form of a final Official Statement which shall contain such changes or modifications thereto as may be deemed necessary or desirable by the Executive Director, upon consultation with the Authority's counsel or bond counsel. The Authorized Officers, each acting alone, are hereby authorized and directed, for and in the name and on behalf of the Authority, to deliver the final Official Statement. The Authorized Officers, each acting alone, are authorized and directed, on behalf of the Authority, to certify the Preliminary Official Statement as "deemed final" for purposes of Rule 15c2-12 under the Securities and Exchange Act of 1934, as amended ("Rule 15c2-12"), and to certify the Official Statement as "final" pursuant to Rule 15c2-12.

SECTION 8. Purchase Contract. The Purchase Contract with respect to the Bonds among the Authority, the Borrower and the Underwriter, in the form presented at this meeting, is hereby approved.

The Authorized Officers, each acting alone, are hereby authorized to execute the Purchase Contract in substantially said form, together with such additions or changes as the officer executing the same, upon consultation with the Authority's counsel or bond counsel, may approve, such approval to be conclusively evidenced by the execution and delivery of the Purchase Contract by the Authority; provided that the aggregate principal amount, the net interest cost, the maturity date and the Underwriter's discount for the Bonds do not exceed the following: (i) Maximum Principal Amount: \$15,000,000; (ii) Net Interest Cost: 6.00%; (iii) Maturity Date: November 15, 2059; and (iv) Underwriter's Discount or Fee: 1.50%.

SECTION 9. Oversight Agreement. The Administration and Oversight Agreement (the "Oversight Agreement") in the form presented at this meeting, by and among the Authority, the Borrower, and Wolf & Company Inc. (or such other entity as the Executive Director shall select) as Oversight Agent, is hereby approved and the Authorized Officers, each acting alone, are hereby authorized and directed, for and in the name and on behalf of the Authority, to execute the Oversight Agreement in substantially the form hereby approved, together with such additions or changes as the officer executing the same, upon consultation with the Authority's counsel or bond counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 10. Associate Membership Agreement. The Associate Membership Agreement, by and between the Authority and the County, pursuant to which the County will join the Authority as an associate member, in the form presented at this meeting is hereby approved, and the Authorized Officers, or any of them, are hereby authorized and directed, for and in the name of the Authority, to execute and deliver the Associate Membership Agreement in substantially the form hereby approved together with such changes therein as the officers executing the same, upon consultation with Authority Counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof by the Authority.

SECTION 11. Designation of Professionals. The law firm of Gilmore & Bell, P.C. is hereby designated as bond counsel and disclosure counsel to the Authority with respect to the Bonds. The Underwriter is hereby designated as underwriter for the Bonds. Best Best & Krieger, LLC shall serve as the issuer's counsel.

SECTION 12. Ratification of Prior Acts. All actions previously taken (not inconsistent with the provisions of this resolution) by the Authority and by the officers of the Authority directed toward the issuance and sale of the Bonds are hereby ratified and approved.

SECTION 13. Other Acts. The President, Vice President, members of the Board of Directors/Executive Committee, Executive Director, Secretary, Treasurer, Authority's counsel, and all other officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions, including without limitation, obtaining bond insurance and a rating for the Bonds, if either is deemed to be advisable upon consultation with the Authority's financial consultant and the Underwriter, and including execution and delivery of any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents which they, or any of them, may deem necessary or advisable in order to consummate the transactions as described herein in connection with the issuance and sale of the Bonds or to otherwise effectuate the purposes of this Resolution.

SECTION 14. Limited Obligations. The Bonds, together with interest thereon, shall be limited obligations of the Authority, giving rise to no pecuniary liability of the Authority, any member of the Authority, the State of California or any political subdivision thereof, nor any charge against its general credit, and shall be payable solely from the Indenture trust estate. The Bonds shall not constitute an indebtedness or loan of the credit of the Authority, any member of the Authority or the State of California or any political subdivision thereof within the meaning of any constitutional or statutory provisions.

SECTION 15. Severability. If any provisions of this Resolution should be held invalid, the invalidity of such provision shall not affect the validity of any of the other provisions of this resolution.

SECTION 16. Effective Date. All resolutions of the Authority or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED BY THE INDEPENDENT CITIES FINANCE AUTHORITY  
THIS 2ND DAY OF OCTOBER, 2024.

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President

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Secretary/Executive Director



I, Deborah Smith, Secretary and Executive Director of the Independent Cities Finance Authority, do hereby certify that the foregoing Resolution was duly adopted by the Board of Directors/Executive Committee of said Authority at the meeting of the Board of Directors/Executive Committee of said Authority held on the 2nd day of October, 2024, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Deborah Smith, Secretary and Executive Director of the  
Independent Cities Finance Authority

## WILDWOOD CANYON MOBILE ESTATES (1 OF 3)



Community Entrance



Lounge



Main Clubhouse & Office



Game Room



Assembly



Clubhouse Kitchen



## WILDWOOD CANYON MOBILE ESTATES (2 OF 3)



Clubhouse Pool



Playground



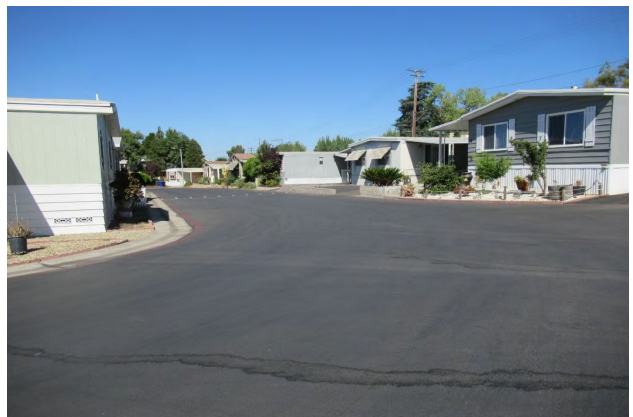
Lower Pool



Typical Street Scene



Spa



Typical Street Scene

## WILDWOOD CANYON MOBILE ESTATES (3 OF 3)



Typical Street Scene



Storage Area



Typical Street Scene



Shop & Storage



## IDYLVILD TRAILER PARK (1 OF 2)



Community Entrance



Clubhouse Kitchen



Clubhouse & Apartment



Rear of Clubhouse, Carport for Apartment



Clubhouse Interior



Laundry, Showers, Trash Sorting



## IDYLVILD TRAILER PARK (2 OF 2)



Laundry Interior



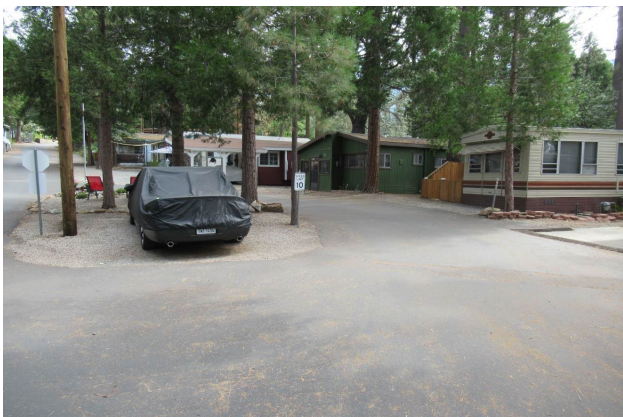
Typical Street Scene



Trash Sorting



Typical Street Scene



Typical Street Scene



Typical Street Scene



## VALLEY VIEW MOBILEHOME PARK (1 OF 2)



Community Entrance



Clubhouse Kitchen



Clubhouse & Office



Detached Unit A



Clubhouse Interior



Detached Unit B & Carport



## VALLEY VIEW MOBILEHOME PARK (2 OF 2)



Pool



Typical Street Scene



Laundry



Typical Street Scene



Typical Street Scene



Typical Street Scene





INDEPENDENT CITIES  
FINANCE AUTHORITY

## Streetlight Improvements and EV Charging Stations Survey – Member Cities

Name **(Required)**

First

Last

Email **(Required)**

City **(Required)**

Does your city currently own any streetlights that require upgrading from outdated HPS to current LED standards? **(Required)**

- ☐ Yes  
☐ No

If so, does your city have adequate funding to affect the needed upgrades?

Please describe your city's current funding.

Would you and your staff benefit from a webinar that would explain requirements and options regarding upgrading your streetlights? **(Required)**

- ☐ Yes  
☐ No

Does your city desire to increase the number of EV charging facilities in the community?  
**(Required)**

- ☐ Yes  
☐ No

Are you experiencing difficulties in creating additional EV charging capacity in your community? (Required)

Please describe any obstacles your city is facing.

Would your city be interested in a discussion of potential funding sources and methods to implement those projects? (Required)

- ☐ Yes
- ☐ No

Have energy audits been completed on all city facilities? If an audit was completed, were the recommendations implemented? (Required)

Please describe the status of your city's energy audit and the recommendation implementation process.

Is there an interest in installing solar on buildings, parking lots or street lights? (Required)

- ☐ Buildings
- ☐ Parking Lots
- ☐ Street Lights
- ☐ None



INDEPENDENT CITIES  
FINANCE AUTHORITY

## Streetlight Improvements and EV Charging Stations Survey – Mobile Home Parks

Name *(Required)*

First

Last

Email *(Required)*

Name of Park *(Required)*

Does your mobile home park currently own any streetlights that require upgrading from outdated HPS to current LED standards? *(Required)*

- ☐ Yes  
☐ No

If so, does your mobile home park have adequate funding to affect the needed upgrades?

Please describe your mobile home park's current funding.

Would you and your staff benefit from a webinar that would explain requirements and options regarding upgrading your streetlights? *(Required)*

- ☐ Yes  
☐ No

Does your mobile home park desire to increase the number of EV charging facilities in the community? *(Required)*

- ☐ Yes  
☐ No

Are you experiencing difficulties in creating additional EV charging capacity in your community?(Required)

Please describe any obstacles your mobile home park is facing.

Would your mobile home park be interested in a discussion of potential funding sources and methods to implement those projects?(Required)

- ☐ Yes  
☐ No

Have energy audits been completed on all mobile home park facilities? If an audit was completed, were the recommendations implemented?(Required)

Please describe the status of your mobile home park's energy audit and the recommendation implementation process.

Is there an interest in installing solar on buildings, parking lots or street lights?(Required)

- ☐ Buildings  
☐ Parking Lots  
☐ Street Lights  
☐ None

**MOBILE HOME PARKS CURRENTLY FINANCED BY ICFA**  
**Affordable Housing Numbers**

NAME OF PARK	NO. UNITS	NO. VL REQ.	NO. VL ACT.	NO. L ACT.	ADDRESS OF PARK	ISSUANCE DATE	ISSUANCE AMOUNT	ISSUER
Castle Mobile Estates	108	22	75	22	1099 38 <sup>th</sup> Avenue, Capitola	07-11 05-21	\$ 8,985,000 \$10,215,000	Millennium Housing
Pillar Ridge Mobile Home Park	227	45	188	26	164 Calebra Lane, Moss Beach	07-04 05-14	\$31,765,000 \$30,380,000	Millennium Housing
Grandview East	110	22	79	12	12655 2 <sup>nd</sup> Street, Yucaipa	04-12	\$ 6,795,000	Millennium Housing
Rancho del Sol	114	23	76	21	12361 4 <sup>th</sup> Street, Yucaipa	12-21	\$ 7,890,000	Millennium Housing
Hacienda Valley Estates	166	33	132	22	275 Burnett Avenue, Morgan Hill	11-04 11-14	\$12,235,000 \$10,415,000	Millennium Housing
Las Casitas de Sonoma	126	25	71	37	7545 Bridgit Drive, Rohnert Park	01-12	\$23,520,000	Millennium Housing
Rancho Feliz	297	59	171	82	6607 Redwood Drive, Rohnert Park	09-22	\$20,095,000	Millennium Housing
Millbrook Mobile Home Village	82	16	69	21	3404 North Millbrook, Fresno	01-13 12-17	\$ 6,100,000 \$ 4,700,000	Millennium Housing
Palomar East Estates	372	74	236	85	650 South Rancho Santa Fe Road, San Marcos	04-15	\$14,590,000	Millennium Housing
Palomar West Estates	474	95	248	135	1930 West San Marcos Boulevard, San Marcos	04-15	\$21,235,000	Millennium Housing
Rancho Vallecitos Mobile Estates	340	68	213	85	3535 Linda Vista Drive, San Marcos	04-13	\$21,475,000	Millennium Housing
Sahara Mobile Home Park	254	51	89	73	1955 South Camino Real, Palm Springs	05-12 06-21	\$11,845,000 \$12,395,000	Millennium Housing
San Juan Mobile Estates	312	62	158	87	32302 Alipaz Street, San Juan Capistrano	06-06 07-15	\$39,910,000 \$37,235,000	Millennium Housing
Santa Rosa Leisure Mobile Home Park	182	36	88	58	2185 Occidental Road, Santa Rosa	08-06 11-16	\$19,510,000 \$14,160,000	Millennium Housing
The Woods Mobile Home Park	260	52	85	93	1001 Sylmar Avenue, Clovis	10-16	\$30,350,000	Millennium Housing
Union City Tropics	544	109	372	108	33000 Almaden Boulevard, Union City	05-19	\$34,715,000	Millennium Housing
Vista de Santa Barbara	124	25	62	33	6180 Via Real, Carpinteria	09-13 09-21	\$14,680,000 \$15,070,000	Millennium Housing
Westlake Mobile Home Park	330	66	144	94	2706 West Ashlan, Fresno	05-03 04-07 12-17	\$15,180,000 \$16,750,000 \$17,330,000	Millennium Housing
Lamplighter Mobile Home Park	251	50	178	54	255 East Bolivar Street, Salinas	Refinanced from an ICFA financing into a Fannie Mae Loan in 03-20 – Regulatory Agreement with ICFA in place		Millennium Housing
NAME OF PARK	NO. UNITS	NO. VL REQ.	NO. VL ACT.	NO. L ACT.	ADDRESS OF PARK	ISSUANCE DATE	ISSUANCE AMOUNT	ISSUER
Hacienda Mobile Estates	204	41	112	61	4361 East Mission Boulevard, Montclair	08-12	\$20,125,000	Augusta Communities
Monterey Manor Mobile Estates	140	28	76	31	11250 Ramona Avenue, Montclair	05-22	\$20,760,000	
Villa Montclair Mobile Home Park	96	19	65	20	5580 Moreno Street, Montclair		(Montclair Parks)	
Valley View Mobile Home Park	77	15	59	15	12995 6 <sup>th</sup> Street, Yucaipa			
Rancho Robles	170	34	136	13	26814 South Mooney Boulevard, Visalia	01-16 11-21	\$11,675,000 \$10,825,000	Augusta Communities
<b>TOTAL UNITS</b>	5360	1070	3182	1288				

VL – Very Low

L - Low

NOTE: All Mobile Home Parks require 20% of the units to be Very Low Income

**MISCELLANEOUS FINANCINGS BY ICFA**

PROJECT	ADDRESS OF PROJECT	ISSUANCE DATE	ISSUANCE AMOUNT
City of Compton	Measure M, Measure R & Proposition C Receipts	03-21	\$37,120,000 Sales Tax Revenue Bonds
Alliance For College-Ready Public Schools Broadway Project	211 South Avenue 20, Los Angeles	11-18	\$15,012,675 Qualified School Construction Bond – Optional Redemption and Remarketing
Planada Community Services District	Wastewater Treatment Plant	03-12	\$ 3,175,000 Wastewater Revenue Notes
Downey Regional Medical Center-Hospital, Inc.	11500 Brookshire Avenue, Downey	02-12	\$21,660,000 Hospital Revenue Bonds
Alliance For College-Ready Public Schools Broadway Project	211 South Avenue 20, Los Angeles	11-11	\$15,012,675 Qualified School Construction Bonds

