

AGENDA PACKET

8-2-23 Board Meeting

NOTE: Any documents that are not privileged provided to a majority of the Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at 326 W. Katella Suite 4L, Orange, CA 92867.

AGENDA ITEM NO. 6

MINUTES: Wednesday, March 8, 2023, 10:30 a.m. Board Meeting

AGENDA ITEM NO. 8

Item 1: Management Occupancy Report

Item 2: Management Contracts Summary Report

Item 3: Grant Program Summary

Item 4: Veteran Program Report

AGENDA 6
MINUTES FROM PRIOR MEETING
MARCH 8, 2023

MINUTES OF ANNUAL MEETING OF THE
BOARD OF DIRECTORS
OF
AFFORDABLE COMMUNITY LIVING CORPORATION

A special meeting of the Board of Directors of the above listed Corporation was held on March 8, 2023, at 10:30 a.m., at The Winery, 2647 Park Avenue, Tustin, California 92782 pursuant to notice duly given.

The following directors were present at the meeting:

Gary A. Brendzel
Dennis Kazarian
Jim Duffy
Barry Cole
Thomas LaCroix
John Yeandle
Aaron Brandenburg

Who together constitute a quorum of the authorized number of directors of the above Corporation

Also in attendance:

Richard Simonian
Aimee Molsberry
Shontele Simonian

Scott McReynolds
Lizbeth Rios
Marla Merhab Robinson, Esq.
Jess Maxcy
Ramon Rodriguez

As a quorum of directors were present, Gary Brendzel called the meeting to order and Marla Merhab Robinson agreed to act as Secretary of the meeting and record the minutes.

John Yeandle moved, Tom LaCroix seconded, to approve the minutes of the December 6, 2022 meeting. The motion was unanimously approved.

Guests Jess Maxcy and Ramon Rodriguez introduced themselves to the Board and gave their backgrounds.

Barry Cole moved, Dennis Kazarian seconded, to amend the Bylaws to increase the Board to no more than nine and not less than 4 and to set the Board at 9. The motion passed unanimously.

Aaron Brandenburg moved, John Yeandle seconded the motion, to elect Jess Maxcy and Ramon Rodriguez to the Board. The motion passed unanimously.

Shontele Simonian gave the financial report.

Gary Brendzel inquired about the CalHome entries. Tom LaCroix and Shontele Simonian discussed the CalHome entries in doubtful accounts.

A general discussion was had regarding speaking with the CPA about the doubtful account entry and Gary Brendzel was instructed to contact Terry Shea.

Shontele Simonian reported that all the F & M loans have been paid off.

John Yeandle moved, Barry Cole seconded, to pay off \$2.5M line of credit with Enterprise.

John yeandle gave the investment committee report.

Aaron Brandenburg moved, Barry Cole, seconded approving the investment of \$3.1M in accordance with the current investment policy.

Aimee Molsberry gave the management report and commented on the CalHome program helping to beautify the parks.

John Yeandle asked Aimee Molsberry to report on the difficulties of replacing homes and Aimee Reported on issues that arise relating to space size and utilities.

Aimee Molsberry requested approval of a \$10.00 per month increase for Santiago Estates Grandview. Dennis Kazarian moved, John Yeandle seconded, to approve the motion. A discussion ensued. The motion passed unanimously.

Gary Brendzel started a discussion about late fees.

John Yeandle reported on the Afghan refugee program. There are currently 12 families and 63 individuals. John Yeandle reported the big push is teaching English.

Richard Simonian reported the County of Kern has someone available to assist. John Yeandle reported the internet installation is almost complete.

Aaron Brandenburg reported on assisting the Afghans with obtaining employment.

Richard Simonian reported that there are 10 acres in Mojave not currently used and not likely to be built out as additional park.

Aaron Brandenburg gave 4 options - 1 solar awnings - carports. His team came up with looking to get reimbursed from a public agency for the cost that's available for non profits installation.

Marla Robinson inquired if Aaron Brandenburg was presenting a proposal to the Board for approval. Mr. Brandenburg advised he is proposing a program to assist the residents with cost of utilities by installing solar. Marla Robinson advised the Board that a bid for a proposal would need to be conducted.

Richard Simonian reported that he saw solar in another park and it started the discussion and request to Aaron Brandenburg to make a proposal.

Aimee Molsberry discussed direct build issues and sub-metering. Barry Cole commented on experiences with other parks.

Aaron Brandenburg stated the cost per acre ~~\$3.1M~~ ^{\$1.8M} JAB

John Yeandle asked for Mr. Brandenburg to prepare a white paper on the subject of solar.

Gary Brendzel gave the new board members the history of the Afghan Refugee program.

Aimee Molsberry proposed to sell a home for \$98,000, space 77 per the appraisal.

Tom laCroix moved, John Yeandle seconded, to approve the purchase which unanimously passed.

Scott McReynolds gave the CalHomes report and that the program is scheduled to end February 2024.

Jess Maxcy reported on current construction trends for manufactured housing.

A general discussion was had regarding home financing and repossessions. A lengthy discussion ensued regarding Scott McReynolds' new application for funds.

John Yeandle reported on the out of program costs and a lengthy discussion ensued regarding additional costs paid by the park(s).

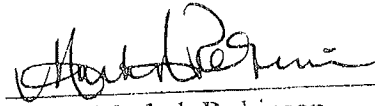
Barry Cole moved to increase approving out of program costs to \$400,000, Dennis Kazarian seconded the motion, which passed unanimously.

Scott McReynolds reported on AVAG and the resignation of Mike Keele. Richard Simonian is going to nominate Ramon Rodriguez to replace Mike.

Scott McReynolds reported to the Board that AVAG is alive because of Ramon Rodriguez.

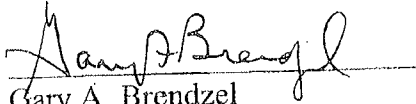
Adjournment

There being no further business to come before the Board, Dennis Kazarian moved to adjourn, which was seconded by Tom LaCroix and unanimously carried. The meeting adjourned.



Marla Merhab Robinson
Secretary of the Meeting

APPROVED:



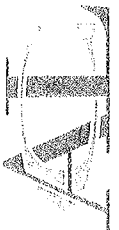
Gary A. Brendzel
Chairman

AGENDA 8

ITEM 1

STAFF REPORT

MANAGEMENT OCCUPANCY REPORT



affordable

living

MANAGEMENT STAFF REPORT

AFFORDABLE COMMUNITY LIVING CORP.

OCCUPANCY INFORMATION as of June 30, 2023

August 2, 2023 Board Meeting

	Park	Total Spaces	Occupancy Rate	Vacant Lots and Homes
NSM	Ninth Street MHP San Bernardino, California	109	100% Occupied	
SSC	Santiago Silver Creek Safford, Arizona	84	62% Occupied	3 Lots 28 Homes
SEG	Santiago Estates Grandview San Jacinto, CA	58	95% Occupied	3 Homes
SEM	Santiago Estates Mojave Mojave, CA	83	71% Occupied	16 Lots 8 Homes

AGENDA 8

ITEM 2

STAFF REPORT

**MANAGEMENT CONTRACTS SUMMARY
REPORT**

AFFORDABLE COMMUNITY LIVING - CONTRACT/LOANS SUMMARY

Contract loans @ 06-30-2023							Loan Dates	
Loan	Original Credit	Loan Bal @ 06-30-2023	Payment Amt	Avail Credit	Start	Maturity		
Enterprise Bank RLOC	\$ 3,000,000.00	\$ 630,948.19	\$ 15,949.16	\$ 2,369,051.81	12/1/2015	7/5/2023		
Enterprise Bank Term 5	\$ 1,999,303.11	\$ 1,473,660.09	\$ 13,567.20		1/28/2019	1/28/2024		
Enterprise Bank Term 6	\$ 1,999,843.18	\$ 977,289.09	\$ 46,536.56		8/25/2020	9/5/2025		
Loan Totals	\$ 6,999,146.29	\$ 3,081,897.37	\$ 76,052.92	\$ 2,369,051.81				

	Month to Date	Year to Date
Interest Revenue	\$ 77,633.90	\$ 897,743.82
Interest Expense	\$ 19,522.03	\$ 401,485.26
Remarketing Fees	\$ -	
Contract Servicing	\$ 7,400.00	\$ 89,650.00
Cash Flow	\$ 50,711.87	\$ 406,608.56

Contracts: as of JUNE 30, 2023
 Original principle of contracts: \$12,634,491.03 / current principal balance \$10,644,786.32
 Total Contracts: 145
 Contract Interest Rates range from 5% to 12% with Average Interest Rate 8.42%

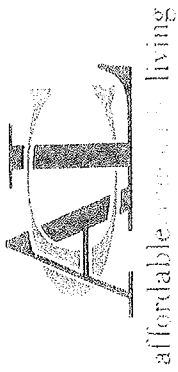
NODs currently issued: 6
 Foreclosures done fiscal YTD: 2

AGENDA 8

ITEM 3

STAFF REPORT

GRANT PROGRAM REPORT

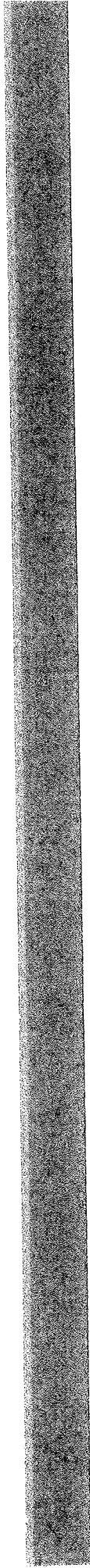


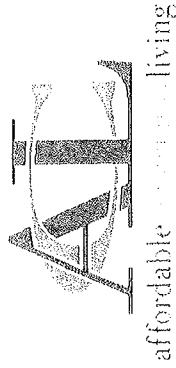
Affordable Community Living Grant Program Update

AFFORDABLE COMMUNITY LIVING BOARD

AUGUST 2, 2023

UPDATE AS OF JULY 31, 2023



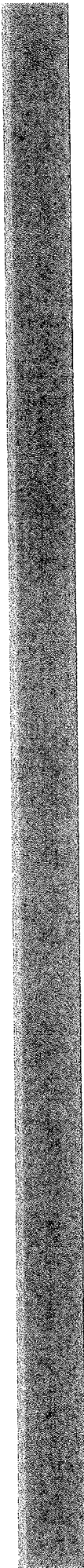


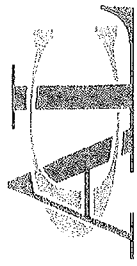
Affordable Community Living

Calhome Grant Program Update



- Affordable Community Living (ACL) has been awarded a grant of \$5 million from the State of California for the purpose of making home repair/home replacement loans. Loans are forgivable with no monthly payments and can be used for rehabilitation or replacement of homes. The award contract was signed on 2/2/21 and activated in May with a three year window of operation.
- ACL has been awarded a grant of \$1,831,500 for Mortgage Assistance for first-time home buyers. The contract was executed on 10/19/22. The program provides forgivable down-payment assistance loans of up to 40% or the purchase price. The program projection is 66 loans of \$25,000 each.
- ACL has applied for and met the minimum threshold for an additional rehab/replacement grant of \$5mil. Award announcement is expected August of 2023. This grant application was also prepared with the assistance of Townsend Public Affairs.





affordable housing living

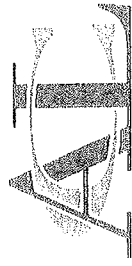
Calhome Grant Program Overview



Rehab/Replacement (OOR)

- To date 39 families have had their homes either rehabbed or replaced with a brand new home.
- \$4,990,108 is committed with \$9,892 available (no more applications are being accepted but a waiting list has been started for the next possible grant.)
- Calhome funds of \$3,934,104 have been received.
- ~~The program ends 2/5/2024.~~





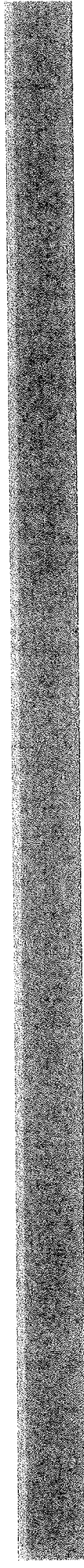
affordable housing living

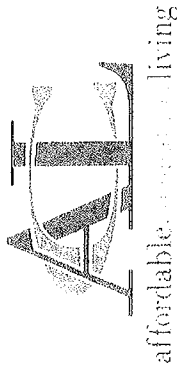
Calhome Grant Program Overview



Mortgage Assistance First-Time Homebuyer (MA)

- Program requires buyers to qualify as “low-income” and “first-time” homebuyers.
- Provides down-payment assistance of up to 40% of purchase price with a maximum grant of \$100,000.
- Projects 36 transactions of approx. \$50,000 total of \$1,831,500 (includes ADF).
- Program approved 10/19/22. Program ends 9/19/25.
- To date 9 grants have been approved and funded for \$484,405 with \$1,347,095 remaining.





Proposed Federal Grant Application “Solar for All”



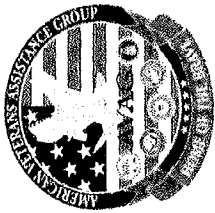
- Solar for All - Inflation Reduction Act authorized the U.S. Environmental Protection Agency (EPA) to implement the Greenhouse Gas Reduction Fund (GGRF). As part of this program, EPA is launching a \$7 billion “Solar for All” competition.
 - Program provides funding for residential distributed solar generation and energy storage, including rooftop residential and residential-serving community photovoltaic (PV) solar and storage, to reduce energy costs for low-income and disadvantaged communities.
-
- Proposed grant request - \$100 million (grant range \$25mil-\$400mil)
 - Projected usage – solar for 2,500 homes @ \$40k/home
 - Notice of Intent due 8/14/23 Full application due 9/26/23
 - Grant application to be prepared with the assistance of Townsend Public Affairs.

AGENDA 8

ITEM 4

STAFF REPORT

VETERANS PROGRAM REPORT

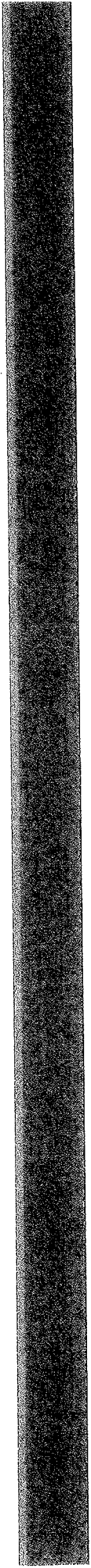


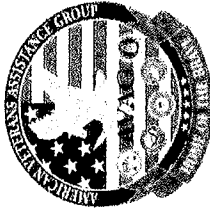
AMERICAN VETERANS ASSISTANCE GROUP

AFFORDABLE COMMUNITY LIVING BOARD

AUGUST 1, 2023

UPDATE AS OF JUNE 30, 2023





OVERVIEW



The Veterans Affordable Housing Program (VAHP) started in mid 2011 under Affordable Community Living (ACL). American Veterans Assistance Group (AVAG) was started in early 2014 at which time the VAHP program was transferred to AVAG.

The AVAG Board of Directors consists of Ramon Rodriguez (Chairman), Jim Duffy, John Yeandle, Glen Rudolph and Aaron Brandenburg.

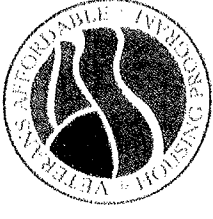
Doreen Matsumoto is Chaplain and Scott McReynolds is the Program Director.

AVAG corporate officers are as follows;

- President\Chief Executive Officer – Ramon Rodriguez
- Secretary – Glen Rudolph
- Chief Financial Officer - Shontele Simonian
- Executive Vice-President - Richard Simonian
- Executive Vice-President - Dennis Kazarian



\$1mil Federal Earmark Grant Request



AVAG has applied for and has been awarded a federal earmark grant of \$1mil which was submitted to congress by Congressman Lou Correa. The bill HR 8294 was voted on and passed in December. A letter of agreement has been signed by AVAG and returned to HUD for their signature and is expected anytime.

Agency - Department of Housing and Urban Development
Account - Community Project Funding
Project - Veteran Housing Assistance Program
Recipient - American Veterans Assistance Group
House Amount - \$1,000,000
House Requestors - Correa

****This opportunity was provided and applied for with the assistance of Townsend Public Affairs**

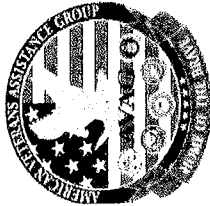


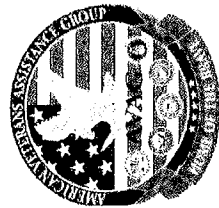
VETERANS HELPED

Year	Total # helped	Down Payment	Rent Relief	Funds Distributed
2011 (May-Dec)	36	17	19	\$67,352
2012	45	45	0	\$98,393
2013	38	32	6	\$80,950
2014	20	17	3	\$46,800
2015	7	6	1	\$14,300
2016	21	17	4	\$51,800
2017	13	8	5	\$25,000
2018	12	4	8	\$18,600
2019	18	9	9	\$32,700
2020	23	9	14	\$39,300
2021	26	2	24	\$26,000
2022	31	10	21	\$49,200
2022-23 (July-June)	28	6	22	\$40,200
TOTAL to DATE	299	178	121	\$590,595*

\$37,200

*includes 34 veterans receiving annual rent relief of





VETERANS HELPED
Home Repairs and Handicap Improvements
July 2022 – June 2023

2022							
July	Krajczar	porch/steps			\$2,940		
August	Reed	awning posts			\$1,875		
August	Oquendo	door/window replacemnt			\$7,895		
October	Paglia	roof/awning repair			\$2,800		
December	Pangburn	back taxes			\$170		
2023							
February	Gardner	ceiling repair			\$7,630		
March	Soto	chairlift reinstallation			\$1,994		
March	Fredericks	waterheater/heater/steps			\$6,594		
March	Crawley	shower repair/door replacement			\$1,350		
March	Adams	ceiling repair			\$1,050		
March	Sowers	skirting/awning			\$3,325		
March	Mary Cruz	roof repair			\$3,850		
May	Esquibel	paint/porch/awning			\$18,800		
May	Corbett	water heater door			\$475		
June	Reynosa	skirting/awning			\$7,250		
June	Paglia	water heater			\$1,100		
7/22-6/23		TOTAL16				\$69,098	

\$306,119

TOTAL 91

PROGRAM 2011 TO DATE