

# **AGENDA PACKET**

## **4-15-25 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 upon request.

### **AGENDA ITEM NO. 5**

Item 4: Consent to Sell Portfolio of Contracts

### **AGENDA ITEM NO. 6**

MINUTES: Wednesday, December 10, 2024, 10:30 a.m. Board Meeting

### **AGENDA ITEM NO. 8**

Item 1: Proposal to Purchase Santiago Coronado Village mobilehome park in Needles, CA

## **Agenda 5, Item 4**

### **Consent to Sell Portfolio of Contracts**

ACTION BY WRITTEN CONSENT OF THE  
BOARD OF DIRECTORS  
OF  
**AFFORDABLE COMMUNITY LIVING CORPORATION**  
The Friendly Village Mobilehome Park Corporation  
The Glen Aire Mobilehome Park Corporation  
The Oranewood Mobilehome Park Corporation  
The Pacific Palms Mobilehome Park Corporation  
The Rancho Meridian Mobilehome Park Corporation  
The Sequoia Plaza Mobilehome Park Corporation  
Santiago Sunrise Village Mobile Home Park Corporation  
California Nonprofit Public Benefit Corporations

The Board of Directors of AFFORDABLE COMMUNITY LIVING CORPORATION, THE FRIENDLY VILLAGE MOBILEHOME PARK CORPORATION; THE GLEN AIRE MOBILEHOME PARK CORPORATION; THE ORANGEWOOD MOBILEHOMEPARK CORPORATION; THE PACIFIC PALMS MOBILEHOME PARK CORPORATION; THE RANCHO MERIDIAN MOBILEHOME PARK CORPORATION; THE SEQUOIA PLAZA MOBILEHOME PARK CORPORATION; AND SANTIAGO SUNRISE VILLAGE MOBILEHOME PARK CORPORATION, California Nonprofit Public Benefit Corporations (collectively referred to as "Corporations" or singularly as "Corporation") entitled to vote at meetings of their Boards pursuant the Corporations' Bylaws and section 5211(b) of the Nonprofit Public Benefit Corporation Law, hereby consent to the within described actions as per their signatures on the resolution of similar content dated September 26, 2022:

WHEREAS, Santiago Communities, Inc., the Corporations' management company ("Santiago") has negotiated the terms of a Portfolio Purchase Agreement dated January 31, 2025 (the "Agreement") with Camargo RMH -2022-1, a Delaware statutory trust ("Purchaser") to purchase certain mobile home purchase contracts, and their related documents and obligations, a portion of which the Corporations are the lienholder (the "Contracts");

WHEREAS, the Corporations deem it to be in their best interests to approve and cooperate with the sale of the Contracts and to transfer such Contracts to Santiago for it to sell pursuant to the terms of the Agreement, in consideration of the payment in full of the outstanding balances due under the Contracts to the respective transferring Corporation.

IT IS NOW, THEREFORE RESOLVED, that Gary A. Brendzel, the Corporations' Vice-President and Chief Operating Officer ("Authorized Officer") is authorized and directed to execute assignments of the Contracts and any and all other documents required or requested by Purchaser to effectuate the transfer of the Contracts to Santiago and their concurrent sale to Purchaser on behalf of:

Affordable Community Living Corporation dba Ninth Street Mobilehome Park, Santiago Estates Grandview, Santiago Estates of Mojave, and Santiago Silver Creek Mobilehome Park

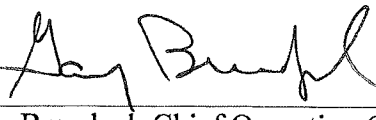
The Friendly Village Mobilehome Park Corporation dba Santiago Hillside Estates  
The Glen Aire Mobilehome Park Corporation  
The Orangewood Mobilehome Park Corporation dba Santiago Orangewood Estates  
The Pacific Palms Mobilehome Park Corporation  
The Rancho Meridian Mobilehome Park Corporation  
The Sequoia Plaza Mobilehome Park Corporation  
Santiago Sunrise Village Mobile Home Park Corporation

RESOLVED FURTHER that the signature of the Authorized Officer on any document shall be conclusive as to his approval thereof (and all of the terms and provisions therein) on behalf of the respective Corporation and shall bind the Corporation.

RESOLVED FURTHER, that Santiago, through its President Aimee Molsberry, is hereby authorized and directed to oversee the transfer of the Contracts from the Corporations to Santiago and from Santiago to Purchaser and to execute any and all documents related to the transaction, specifically Community Agreements and those documents transferring the Contracts from Santiago to Purchaser in consideration for full payment to the respective Corporation and to act in the best interests of the Corporations to consummate the transaction as presented to the Board.

RESOLVED FURTHER, that the foregoing resolutions are in conformity with the Articles of Incorporation and Bylaws of the Corporations and are within their organizational powers. the authority given hereunder shall be deemed retroactive, to the extent necessary in order to carry these resolutions into effect. In that event, acts performed prior to the adoption of these resolutions but which are necessary or convenient for the carrying out of the purposes of these resolutions, are hereby ratified, adopted and affirmed.

Dated: 3/20/25

By:   
Gary Brendzel, Chief Operating Officer

## **Agenda 6**

### **Minutes from December 10, 2024 Board Meeting**

MINUTES OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
OF  
**AFFORDABLE COMMUNITY LIVING CORPORATION**  
A California Non Profit Public Benefit Corporation

A regular meeting of the Board of Directors of AFFORDABLE COMMUNITY LIVING CORPORATION, a California Non Profit Public Benefit Corporation (the "Corporation") was held on December 10, 2024, at 10:30 a.m., at 326 W. Katella Avenue, Suite 4L, Orange, California 92867, pursuant to notice duly given.

1. Call to Order
2. Roll Call. The following directors were present at the meeting:

Gary A. Brendzel  
Dennis Kazarian  
Barry Cole  
Thomas LaCroix  
John Yeandle  
Jess Maxcy  
Ramon Rodriguez  
Jim Duffy  
David Yegenian

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

Staff Present:

Richard Simonian  
Shontelee Simonian  
Marla Merhab Robinson  
Scott McReynolds  
Aimee Molsberry

Steve Churchwell

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.

3. Conflict of Interest. No Board member reported having a conflict of interest on an agenda item.

4. Public Comments. There were no public comments on any topic on the agenda.

5. Consent Calendar. Jess Maxcy moved, Ramon Rodriguez, seconded the motion, to approve the Consent Calendar, which was unanimously approved.

6. Approval of Minutes. Jess Maxcy moved, Dennis Kazarian seconded the motion, to approve the minutes of the March 7, 2024, meeting. Unanimously approved.

7. New Business. Barry Cole moved, Ramon Rodriguez seconded, a motion to increase the Board fees to \$4,000 a meeting effective immediately. Unanimously approved.

8. Comments\Reports.

Item 1. Aimee Molsberry gave the management occupancy report.

Item 2. Shontele Simonian gave management contracts summary report and potential sale. Lengthy discussion ensued regarding potential cash out and subsequent sales.



Item 3. No comments on the audited financial statements

Item 4. Scott McReynolds gave a report on the grant program and the down payment assistance program. Dennis Kazarian moved and Jess Maxcy seconded the motion, to allow Scott McReynolds to apply for a \$5M grant for San Bernardino home replacement and include a down payment assistance for Kern County and co-venture with City of Palm Springs as City as applicant for the grant. Lengthy discussion ensued. Amended motion was made by John Yeandle to allow Scott McReynolds to investigate and apply for the individual parks. Unanimously carried.

Item 5. Scott McReynolds gave the veterans report.

Item 6. John Yeandle gave a report on the refugee assistance program at Mojave.


9. Closed Session. No items discussed.

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



Marla Merhab Robinson  
Secretary of the Meeting

APPROVED:



Gary A. Brendzel  
Chairman

## **Agenda 8, Item 1**

### **Proposal to Purchase Santiago Coronado Village in Needles, CA**

# **Proposal for the Purchase of Santiago Coronado Village in Needles, CA**

**To:** Affordable Community Living Corporation Board of Directors

**From:** Santiago Communities, Inc.

**Date:** April 15, 2025

**Subject:** Proposal for the Purchase of Santiago Coronado Village to Further the Mission of Housing Refugees and Low-Income Families

---

## **I. Executive Summary:**

This purpose of this proposal is to recommend that the board of ACLC approve the purchase of **Santiago Coronado Village**, a mobilehome community situated in Needles, California. This acquisition will significantly enhance your organization's ability to continue providing affordable housing to refugees and low-income families. With your previous community in Mojave nearing full capacity, purchasing this new property will allow you to meet the growing demand for housing in the region and ensure the continuation of your mission to support vulnerable populations in a stable and welcoming environment.

---

## **II. Background:**

ACLC's nonprofit organization has a long history of supporting low-income families, veterans and refugees by providing affordable housing options in underserved communities. The Mojave community, which has been a crucial resource for these populations, is now fully occupied with homes and a waiting list of families for when the homes are finished. As the demand for housing continues to rise, it has become necessary to seek additional housing options to ensure you can continue to fulfill the mission.

**Santiago Coronado Village** in Needles represents an ideal opportunity to expand your housing efforts. The property is strategically located in a region that is accessible to essential services and offers an attractive and affordable community for residents. This acquisition would not only allow you to continue to support low-income families but refugee families and individuals as well in their transition to a stable and fulfilling life in the United States.

---

## **III. Purpose and Need for the Purchase:**

The purchase of **Santiago Coronado Village** will enable your organization to:

1. **Address Housing Needs:** The demand for affordable housing among refugees and low-income families in Needles is substantial. This property provides a ready-made, well-established community where you can accommodate individuals and families in need.

2. **Fulfilling Your Purpose:** Your organization's purpose is to increase the availability of low and moderate income housing. To fulfill this purpose you have been providing refuge and support to individuals and families who are displaced or living in difficult economic circumstances. The acquisition of this community directly aligns with your purpose by offering a stable and affordable living environment for refugees and low-income families.
  3. **Sustainability and Expansion:** There is an urgent need to identify new housing opportunities. This community would serve as a long-term sustainable solution for future housing demands, ensuring that our services can continue uninterrupted and expanded.
  4. **Community Integration:** Located in Needles, a region that offers essential services, this property presents an opportunity for refugee families to integrate into the local community, access employment opportunities, and build a network of support.
- 

#### IV. Property Overview:

- **Property Name:** Santiago Coronado Village
  - **Location:** Needles, California
  - **Size:** 94 spaces
  - **Current Capacity:** 19 occupied spaces, 4 inventory homes and 71 vacant spaces
  - **Price:** \$4,950,000 (to include the park and 5 occupancy ready inventory homes (1 new, 3 used and a newer manager home))
  - **Property History:** In March 2020, the community was acquired by Santiago Riverview Village, LLC, dba Santiago Coronado Village. At the time, the community faced the risk of having its operating permit suspended due to the poor condition of the property and the living spaces. Over the following years, Santiago dedicated efforts to improve the community by removing undesirable elements and fully renovating the area to meet current standards.
  - **Condition:** The community has been completely renovated, featuring an upgraded clubhouse and pool area, a new playground, refreshed streets, improved utility infrastructure, as well as new front gates and enhanced landscaping throughout.
  - **Amenities:** The clubhouse features a full kitchen, game room, and recreational space for residents to socialize. Enjoy the pool area and playground, perfect for relaxation and fun. Additionally, there is extra land available to expand the community and potentially create RV storage, catering to those who love spending time by the river.
  - **Proximity:** Close to local schools, healthcare facilities, public transportation, and employment opportunities.
  - **Expansion Opportunity:** Preliminary work was started to expand the community to a total of 121 spaces and an RV lot for storing recreational vehicles. See attached Site Plan.
-

## V. Financial Considerations:

The purchase price of Santiago Coronado Village is proposed at \$4,950,000.00. Details of the transaction and financial projections are as follows:

1. **Initial Purchase Cost:** \$750,000 cash down payment with a seller carry back note for the remaining purchase price of \$4,200,000.00.
2. **Terms of the Seller Note:** 5 year note at 7% with interest only payments for the first 2 years. Note may be fully or partially paid off at any time.
3. **Method of Valuation:** A licensed engineering firm was hired to assess the community's value as if it were newly developed. The land development cost estimate approach produced a reproduction value of \$6,798,903, excluding any land acquisition costs.
4. **Current Operating Loss at Purchase:** \$8,000 annually excluding any debt service
5. **Projected Value of Park at 100% Occupancy of 94 spaces (5 cap):** \$8,000,000
6. **Projected Value of Park at 100% Occupancy of 121 spaces (5 cap):** \$10,000,000

Based on our initial analysis, the park offers potential for long-term financial sustainability, with consistent rental income and a growing demand for affordable housing. This will ensure that the purchase remains viable and supports your ongoing operations.

---

## VI. Conclusion and Recommendation:

The purchase of **Santiago Coronado Village** represents an essential step forward in fulfilling the nonprofit's mission to provide stable, affordable housing to refugees and low-income families. This acquisition in Needles offers a timely opportunity to expand your housing capacity and ensure you continue meeting the needs of displaced and needy families.

We respectfully recommend that the Board approve the purchase of **Santiago Coronado Village** as a strategic move to extend your support services and improve the quality of life for vulnerable populations in the Needles area.

---

## VII. Next Steps:

1. **Board Approval:** Approval to proceed with the purchase.
2. **Due Diligence:** Final inspections, assessments, and legal considerations to finalize the transaction.
3. **Operational Planning:** Develop an implementation plan for transitioning residents and providing additional support services. This will include the need for the nonprofit to further purchase and rehabilitate used mobilehomes to offer for sale or for rent to low-income and refugee individuals and families.
4. **Community Outreach:** Begin outreach to local services and integrate the new residents into the local community.

We are confident that the purchase of **Santiago Coronado Village** will significantly enhance your ability to fulfill the mission and help more families in need. We look forward to your approval and moving forward with this important initiative.





# SANTIAGO CORONADO VILLAGE

Front Sign



Clubhouse





# SANTIAGO CORONADO VILLAGE

**Front Entrance Gate**



**Back Emergency Gate**





## SANTIAGO CORONADO VILLAGE



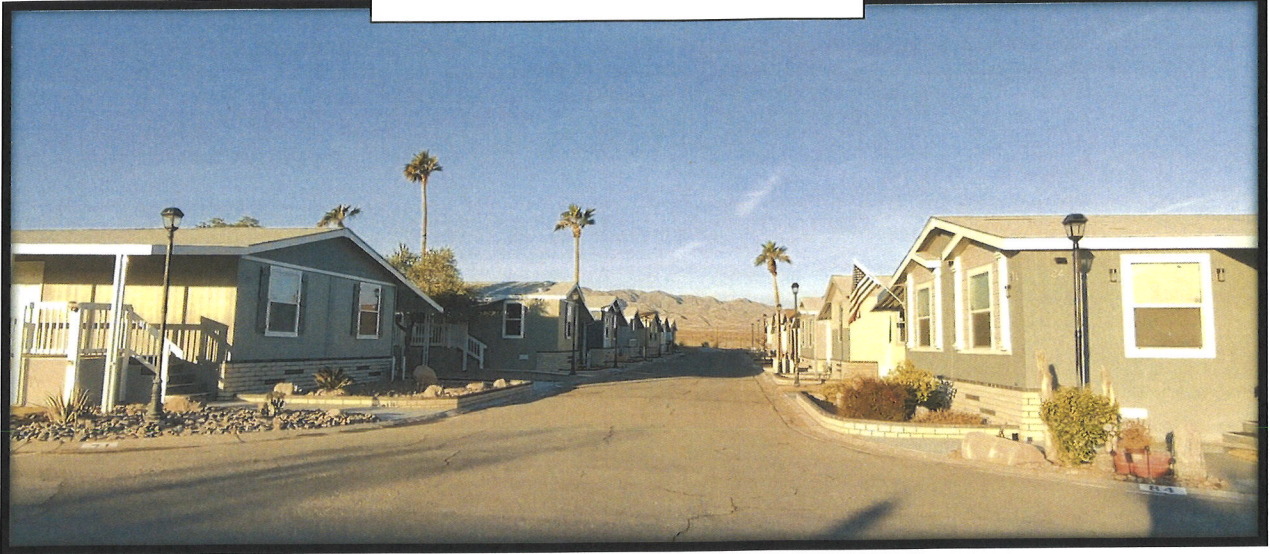
**Clubhouse Interior – Main  
Recreational Gathering Room**





# SANTIAGO CORONADO VILLAGE

**Street Scene**



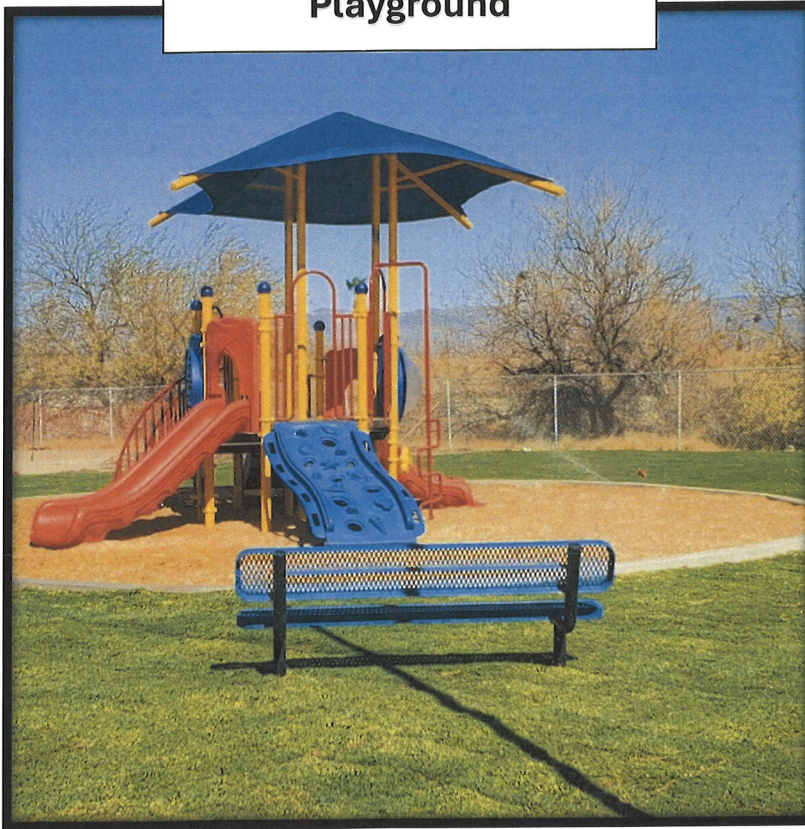
**Mailboxes**



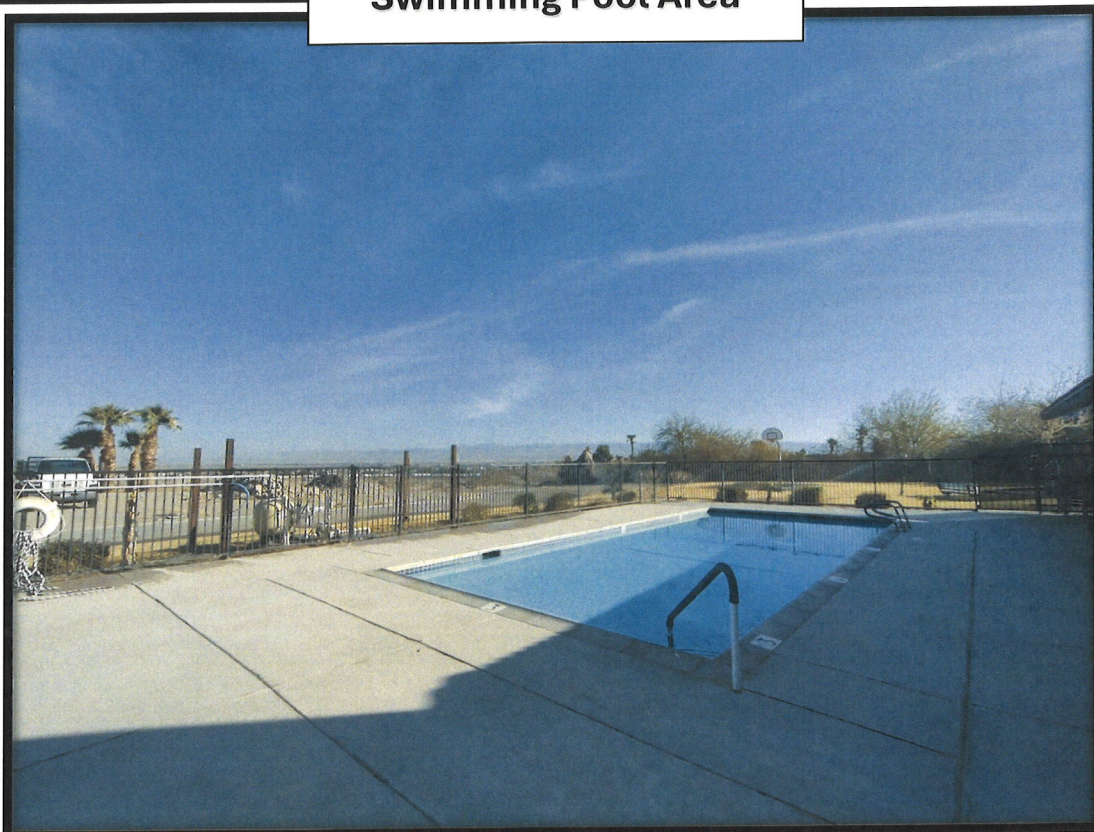


# SANTIAGO CORONADO VILLAGE

**Playground**



**Swimming Pool Area**





## SANTIAGO CORONADO VILLAGE



### 2 Bedroom Apartment on Second Story of Clubhouse

