

AGENDA PACKET

3-12-26 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 1: Minutes of Finance Committee

AGENDA ITEM NO. 6

MINUTES: Wednesday, December 9, 2025 Board Meeting

AGENDA ITEM NO. 7

Item 1: Proposal to purchase 10 acres of land under Santiago Estate Mojave from land lessor for \$831,000.00.

Agenda 5, Item 1

Finance Committee Meeting Minutes

AFFORDABLE COMMUNITY LIVING CORPORATION
A California Nonprofit Public Benefit Corporation

Finance Committee Meeting Minutes
Date: January 17, 2026

A meeting of the Finance Committee was duly held on January 17, 2026.

Present:

- Gary A. Brendzel
- Jess Maxcy
- Thomas LaCroix

Absent: None

Agenda Item: Review of Purchase and Sale Agreement

The Finance Committee reviewed the proposed terms of a Purchase and Sale Agreement to be offered to the current landowners of the back 10 acres of land adjacent to Santiago Estates Mojave, a mobile home park located in Mojave, California. The Committee discussed that the purchase of the 10-acre parcel for \$226,800 would eliminate the portion of the existing land lease associated with this parcel.

Motion:

Thomas LaCroix made a motion to proceed with the purchase of the 10-acre parcel for \$226,800. The motion was seconded by Jess Maxcy.

Vote: The motion was unanimously approved.

Adjournment:

Thomas LaCroix made a motion to adjourn the meeting. The motion was seconded by Jess Maxcy.

Vote: The motion was unanimously approved.

The meeting was adjourned.

Agenda 6
Board Meeting Minutes from
December 9, 2025

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 9, 2025 at 10:30 a.m., at 326 W. Katella Avenue, Suite 4K, 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
Barry Cole
Thomas LaCroix
John Yeandle
Jess Maxcy
Ramon Rodriguez
David Yegenian
Aaron Brandenburg
Dennis Kazarian joined the meeting in progress

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

Staff Present:

Richard Simonian
Shontele Simonian
Scott McReynolds
Aimee Molsberry

Guests Present

Marla Merhab Robinson
Nikole DeBonis
Steve Churchwell via zoom

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. Ramon Rodriguez moved, John Yeandle seconded, to approve the consent calendar which unanimously carried.

6. Approval of Minutes. Barry Cole moved, John Yeandle seconded, to approve the minutes of the August 11, 2025 meeting, which unanimously carried.

7. New Business.

Item 1: Scott McReynolds gave the staff report on the approval of the Palm Springs grant program. John Yeandle moved, Ramon Rodriguez seconded, to approve staff signing the contract with the City of Palm Springs, which unanimously carried.

Item 2: Scott McReynolds gave the AVAG report including a request to increase the AVAG donation from \$150,000 to \$225,000. Richard Simonian recommended against it. Scott McReynolds reported the consultant said HCD likes to see the same or increase from donors. Barry Cole agreed with Richard Simonian. Aimee Molsberry agreed with Richard Simonian. John Yeandle moved the donation to AVAG be \$150,000 and Scott McReynolds will revise the budget, Barry Cole seconded the motion, which unanimously carried.

Item 3. Aimee Molsberry gave a report on the status of the portfolio sale and the additional buyers that have expressed interest. While we are continuing to work with the original buyer, Camargo, which the board has already approved the terms of the sale to, Aimee Molsberry requested a blanket approval for other buyers and terms as approved in advance by the board. The board denied this request and instructed Ms. Molsberry to bring all other offers, outside of the already approved transaction with Camargo, to the board for review and approval.

Dennis Kazarian joined the meeting.

A general discussion was had regarding whether or not to sell the portfolio. Aimee Molsberry's request for a blanket approval was denied.

8. Comments/Reports.

Item 1. Aimee Molsberry gave the staff report on occupancy. Ms. Molsberry reported that the zoning change in Mojave goes to approval this week and is

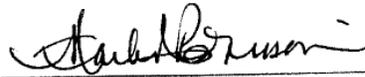
expected to be approved. Ms. Molsberry reported on the staff's efforts to acquire the Mojave land from the lessor.

Item 2. Shontele Simonian gave the management contracts report. A discussion was had regarding the contracts with no interest.

Item 3. Aimee Molsberry gave the Board the audited financials.

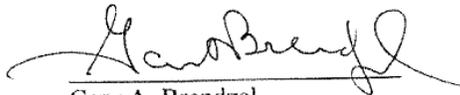
9. Closed Session. No items scheduled.

10. Adjournment. Barry Cole 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 7, Item 1
Proposal to Purchase Land

Affordable Community Living Corporation

Board Proposal

Subject: Purchase of Land Beneath *Santiago Estates Mojave*

Date: March 12, 2026

Overview

Staff recommends to Affordable Community Living Corporation (ACL) to purchase approximately 10 acres of land beneath Santiago Estates Mojave from the Cauffman Family Trust. ACL currently owns the mobilehome community but leases the land through a ground lease that was assumed when the property was acquired in December 2021.

The monthly land lease payment is \$5,536.93, and the original purchase option price established in the lease was \$830,538.61. Although the original option period has expired, The Cauffman Family Trust has agreed to extend the option period so the nonprofit can move forward with exercising the purchase option.

Owning the land would allow ACL to fully benefit from its nonprofit status, strengthen the long-term stability of the community, and reduce ongoing operating costs.

Background

Since acquiring Santiago Estates Mojave in December 2021, ACL has made significant progress revitalizing the community.

Key accomplishments include:

- Resident occupancy increased from 35% to 85% over the past two years.
- Homes have been relocated into the park and rehabilitated. 100% occupancy of vacant spaces by homes was achieved.
- Available homes are now offered for sale and rent, expanding housing access.
- The community has become an important part of ACL's refugee housing program, providing stable housing for families in need.

While ACL owns the park and operates it as a nonprofit affordable housing community, the land remains under private ownership, which limits the organization's ability to fully leverage nonprofit benefits.

Benefits of Purchasing the Land

1. Eligibility for Property Tax Exemption

One of the key advantages of nonprofit ownership is eligibility for property tax exemptions. Because ACL does not currently own the land, the organization must continue paying property taxes in the amount of \$29,919.79 per year. Acquiring the land would allow ACL to pursue full exemption eligibility and reduce operating expenses.

2. Elimination of Ground Lease Payments

The current lease requires monthly payments of \$5,536.93. Purchasing the land would eliminate this ongoing expense and provide long-term cost stability.

3. Long-Term Housing Stability

Full ownership of both the land and the community will protect the long-term future of the park and support ACL's mission of providing affordable housing and refugee housing opportunities.

4. Strengthened Financial Position

Owning the land increases the value and stability of the asset, improving the community's long-term financial sustainability.

Proposed Purchase Terms

- **Property:** Approximately 10 acres beneath Santiago Estates Mojave
 - **Seller:** Cauffman Family Trust
 - **Purchase Price:** \$831,000.00 (original option price rounded up)
 - **Time Frame:** In the next 6-9 months, conditioned upon funding and availability of property for a 1031 exchange. Santiago Communities, Inc. will assist in locating a suitable 1031 property.
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Funding Plan

The purchase would be funded through a combination of:

- ACL savings
- Proceeds from the sale of free and clear home contracts

This structure allows ACL to complete the purchase while maintaining operational stability.

Board Action Requested

Staff request that the Board of Directors authorize:

1. Execution of a purchase agreement for **\$831,000.00**, subject to due diligence.
 2. Refinancing of the property and use of organizational funds and contract sale proceeds to complete the purchase.
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Conclusion

Purchasing the land beneath Santiago Estates Mojave will strengthen ACL's ability to provide stable, affordable housing while reducing long-term operating costs. Full ownership will support the continued growth of the community and ensure long-term housing opportunities for residents, including families and individuals served through ACL's low-income, veterans and refugee programs.