AGENDA PACKET

9-8-26 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: March 12, 2026 Board Meeting

AGENDA ITEM NO. 7

Item 1: Proposal to purchase 10 acres of land under Santiago Estate Mojave from land lessor.

Item 2: Grant Program Summary Report

Item 3: AVAG Veterans Report

Agenda 5

Finance Committee Minutes

AFFORDABLE COMMUNITY LIVING CORPORATION
A California Nonprofit Public Benefit Corporation

Finance Committee Approval of Community Refinances
Date: May 29, 2026

Unanimously Approved by Members:

- Gary A. Brendzel
- Jess Maxcy
- Thomas LaCroix

Friendly Village/Hillside – The current loan is with HCN, and we will also refinance through HCN. The existing interest rate is 6.5%; however, we have been notified that the rate will increase to 6.875% effective July 1. The proposed refinance would reduce the rate slightly to 6.75% and provide approximately $1 million in cash-out proceeds.

Ninth Street MHP – This park is owned by ACL. The current loan is with HCN, and we will also refinance through HCN. The existing interest rate is 6.5%; however, we have been notified that the rate will increase to 6.875% effective July 1. The proposed refinance would reduce the rate slightly to 6.75% and provide approximately $670,000 in cash-out proceeds.

There are several additional nonprofit parks with loans scheduled to transition from fixed rates later this year, and we intend to obtain refinance quotes for those properties as well:

- Glen Aire – adjusts 10/1/26 – current loan with HCN
- Sequoia Plaza – adjusts 11/1/26 – current loan with Pac Premier
- Grandview – adjusts 11/1 – current loan with HCN
- Rancho – adjusts 12/1/26 – current loan with HCN
- Sunrise – adjusts 3/1/27 – current loan with HCN

Gary A Brendzel
GARY A. BRENDZEL

J. Maxcy
JESS MAXCY

Thomas LaCroix
THOMAS LACROIX

ACTION BY UNANIMOUS WRITTEN CONSENT OF THE FINANCE COMMITTEE OF

AFFORDABLE COMMUNITY LIVING CORPORATION ("ACL")

THE FRIENDLY VILLAGE MOBILEHOME PARK CORPORATION

THE GLEN AIRE MOBILEHOME PARK CORPORATION

THE ORANGEWOOD MOBILEHOME PARK CORPORATION

THE PACIFIC PALMS MOBILEHOME PARK CORPORATION

THE RANCHO MERIDIAN MOBILEHOME PARK CORPORATION

THE SEQUOIA PLAZA MOBILEHOME PARK CORPORATION

SANTIAGO SUNRISE VILLAGE MOBILEHOME PARK CORPORATION

The undersigned, constituting all the members of the Finance Committee of the above listed corporations and acting on behalf of each corporation identified in this Resolution (collectively, the "Affiliated Entities"), hereby adopt the following resolutions by unanimous written consent in lieu of a meeting.

WHEREAS, the Finance Committee has reviewed the proposed financing and refinancing transactions for the following communities and their respective ownership entities:

- Santiago Hillside Estates (aka Friendly Village)
- Ninth Street MHP
- Glen Aire MHP
- Sequoia Plaza MHP
- Santiago Estates Grandview
- Rancho Meridian Mobile Estates
- Santiago Sunrise Village MHP
- Santiago Orangewood Estates
- Santiago Estates of Mojave
- Santiago Coronado Village
- Santiago Silver Creek

NOW, THEREFORE, BE IT RESOLVED, that the Finance Committee, as the authorized body to approve all lending activities for the Affiliated Entities hereby approves the financing and refinancing of the above-listed communities and their respective ownership entities upon such terms and conditions as are negotiated with the applicable lender and approved by the authorized representative.

FURTHER RESOLVED, that Gary A. Brendzel, Chief Operations Officer and Chairman of the Boards, is hereby authorized, acting alone, to negotiate, execute, acknowledge, certify, and deliver, on behalf of ACL and each of the Affiliated Entities identified above, any and all documents necessary or desirable to obtain, refinance, amend, renew, extend, modify, or close any loan or other financing transaction approved by the Finance Committee.

Such authority includes, without limitation, the execution and delivery of loan agreements, promissory notes, deeds of trust, mortgages, security agreements, guaranties (when separately authorized), assignments, certificates, affidavits, organizational resolutions, consents, closing statements, amendments, extensions, modifications, and all other documents required by any lender, title company, escrow agent, governmental authority, or other party in connection with such financing transactions.

The execution of any such document by Gary A. Brendzel shall constitute conclusive evidence of his authority and of the approval of the applicable financing transaction by the Finance Committee, with ultimate approval provided for by the relevant Board of Directors.

FURTHER RESOLVED, that the effect of any documents or instruments previously executed by any officer of this Corporation on behalf of this Corporation to facilitate the Loan prior to the adoption of these resolutions be and the same are hereby ratified and approved by this Corporation.

This consent may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Dated: July 27, 2026

Gary A. Brendzel

Jess Maxcy

Thomas, La Croix

Thomas LaCroix

extend, modify, or close any loan or other financing transaction approved by the Finance Committee.

Such authority includes, without limitation, the execution and delivery of loan agreements, promissory notes, deeds of trust, mortgages, security agreements, guaranties (when separately authorized), assignments, certificates, affidavits, organizational resolutions, consents, closing statements, amendments, extensions, modifications, and all other documents required by any lender, title company, escrow agent, governmental authority, or other party in connection with such financing transactions.

The execution of any such document by Gary A. Brendzel shall constitute conclusive evidence of his authority and of the approval of the applicable financing transaction by the Finance Committee, with ultimate approval provided for by the relevant Board of Directors.

FURTHER RESOLVED, that the effect of any documents or instruments previously executed by any officer of this Corporation on behalf of this Corporation to facilitate the Loan prior to the adoption of these resolutions be and the same are hereby ratified and approved by this Corporation.

This consent may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Dated: July 27, 2026

Gary A. Brendzel

Jess Maxcy

Thomas LaCroix

Agenda 6

March 12, 2026 Meeting Minutes

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 March 12, 2026 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
Barry Cole
Thomas LaCroix
John Yeandle
Jess Maxcy
Ramon Rodriguez
David Yegenian
Aaron Brandenburg
Dennis Kazarian, arrived during the meeting

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, via Zoom
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. Member of the public, Lizbeth Rios, regarding the zoning application in Mojave. Gary Brendzel gave a brief update of meeting with the county supervisors and the supervisors voted not to change the current zoning. Dennis Kazarian arrived.

5. Consent Calendar. Jess Maxcy moved, Thomas LaCroix seconded, to approve the consent calendar which unanimously carried.

6. Approval of Minutes. John Yeandle moved, and Aaron Brandenberg seconded, to approve the minutes of the December 9, 2025 meeting, which unanimously carried.

7. New Business.

Item 1: Board member asked Gary Brendzel if a vote on the Mojave purchase should be tabled until more information on the back half. Gary Brendzel advised that the vote should be tabled at this time.

8. Comments/Reports. No items.

9. Closed Session. No items scheduled.

10. Adjournment. Barry Cole moved, John Yeandle seconded the motion to adjourn, which was 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: September 8, 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), with the authority to increase the purchase price to an amount not to exceed $1,000,000.00, if necessary, to proceed with the purchase without the condition of providing a suitable 1031 exchange. We may be unable to identify or provide a suitable 1031 exchange, which could otherwise prevent us from completing the purchase of the land.
- **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.

Funding Plan

The purchase would be funded through a combination of:

- ACL savings
- Proceeds from recent park refinances

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 the allowable purchase price as proposed above, subject to due diligence.
2. Use of organizational funds to complete the purchase.

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.

Agenda 7, Item 2

Grant Program Summary Report

affordablecommunityliving

Affordable Community Living Calhome Grant Program Update

AFFORDABLE COMMUNITY LIVING BOARD

SEPTEMBER 8, 2026

UPDATE AS OF AUGUST 31, 2026

affordablecommunityliving

Affordable Community Living

Calhome Grant Program Update

- Affordable Community Living (ACL) was awarded a grant of $5 million (OOR1)from the State of California for the purpose of making home repair/home replacement loans to residents. The award contract was signed on 2/2/21. The program is complete. $4,990,034 was used of $5,000,000 with an unused balance of $9,966. Completed projects total 43 – 7 rehabs and 36 replacements. All Calhome funds have been received as of 1/11/24.

- ACL was 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. Program approved 10/19/22. Program extended to 7/18/26. The program was completed on 3/9/26 using $1,819,784 for 37 loan/grants with $11,716 unused. All Calhome funds have been received as of 5/26/26.

- ACL was awarded another grant of $5 million (OOR2) from the State of California. Program began 4/2024. The program was completed 1/14/24. $4,971,947 was used of $5,000,000 with an unused balance of $28,053. Completed projects total 33 replacements. Close out letter received 7/14/25.

- **TOTAL GRANTS RECEIVED - $11,819,784 Homes repaired/replaced/assisted - 113**
- **TOTAL GRANTS AWARDED - $16,799,784 Projected homes to be replaced - 35**

affordable community living

Affordable Community Living

Calhome Grant Program Update

HOUSING AND COMMUNITY DEVELOPMENT • CALIFORNIA •

- Affordable Community Living (ACL) applied for and received an additional grant of $4,980.000;
    - The application (OOR4) was made in partnership with the City of Palm Springs for home replacements in Santiago Sunrise Village in Riverside County. Projecting 35 home replacements.

HCD and Palm Springs signed the contract on 4/9/26. Palm Springs City Attorney to provide contract to ACL.

The program launched around 7/15/26 with Program Announcements being sent to all residents. Door-to-door follow up along with an all-community event resulted in 15 responses. So far 5 applications are in process. Once approved, it will take 2-3 months to complete the replacement.

Agenda 7, Item 3

AVAG Veterans Report

AMERICAN VETERANS ASSISTANCE GROUP

AFFORDABLE COMMUNITY LIVING BOARD

SEPTEMBER 8, 2026

UPDATE AS OF AUGUST 31, 2026

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), 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

$1mil Federal Earmark Grant

- 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 2022. A letter of agreement has been signed by AVAG and HUD as of 4/17/24.

- Program Action Plan was modified to exclude home repairs due to EPA requirements adding food stability program.

- **Fund reimbursement of $148,093 has been received.**

**This opportunity was provided and applied for with the assistance of Townsend Public Affairs and continuing support by Blaise Associates.

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
2023	40	8	32	$69,700
2024	37	4	33	$43,375
2025	36	3	33	$48,375
2026-27 (July-Aug)	32	0	32	$34,575
TOTAL to DATE	435	191	244	$746,420*

*includes 32 veterans receiving annual rent relief of $34,575

VETERANS HELPED
Home Repairs and Handicap Improvements
July 2026 – August 2026

July	Giffin/Diamond Bar #104	air cond	$1,900
July	Spielberg/Palm Vista #E-6	ramp	$9,456
August	lopez/DBE #27	fence paint	$1,000
7/26-8/26	Total 3		$12,365
PROGRAM 2011 TO DATE	TOTAL 123		$500,686