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Irvine, CA 92614 caritascorp.org

September 2, 2020

Charles Rostocil, Mayor
James Audritsh, Council President
Michelle Dodge, Council Member
Robert Prinslow, Council Member
Tyler Thomas, Council Member
Vickie Nogle, Director of Administration/City Recorder
Hubbard City Hall
3720 Second Street
PO Box 380
Hubbard, OR 97032

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SEP 03 2020 3:40pm
CITY OF HUBBARD

Honorable Mayor and Esteemed Members of the Hubbard City Council:

It is my pleasure to introduce all of you to Caritas, a non-profit organization whose goal is to provide and maintain quality, affordable housing. With the increasing number of households on fixed or limited incomes and with the scarcity of reliable, long-term, reasonably priced housing, Caritas endeavors to create vibrant communities where quality of life, resident involvement, and caring are priorities.

On August 17, 2020 Caritas entered into a Purchase and Sale Agreement for seven mobile home communities in the Portland area, owned by Oregon local Martin Fleck who is the owner of AH Northwest Inc., a holding company of significant real estate assets in the Portland area. Martin has owned many of these assets for several years and decided to accept Caritas' offer due to our proven track record in preserving affordable housing across mobile home communities throughout California. These acquisitions are Caritas' first ventures outside of California.

The Hubbard Mobile Estates located at 3125 Rudometkin Drive and Sherwood Mobile Manor located at 3256 Elm Street are both located in Hubbard. In discussing the transaction Martin was inspired by Caritas' Mission and resident empowered programs, believing that his residents would be in the "best hands" with Caritas, despite interest from several other financially-backed parties.

Caritas has a long history of working with cities to respond to the critical needs of its residents. All our properties are well maintained, the pride of ownership is very apparent, families and seniors are supported with special programs to respond to their needs and at-risk youth concerns are addressed. The neighborhood and the entire community benefit.

Caritas was founded in 1996 on the hope of helping to address the lack of affordable housing and we strive daily to do what we can to accommodate more and more people. Over the years we continue to refine our operating programs to better meet the needs of our residents as well as assisting the future residents by preserving the affordability of our units while improving the quality of life for our residents.

Our Caritas operating goals strive to:

- Increase affordable housing stock.
- Self-impose rent control and limit rent increases.
- Promote resident participation in management and operating decisions.
- Facilitate neighborhood beautification.
- Create neighborhood pride.

An important component to successfully owning and operating affordable housing communities in perpetuity is in establishing a close-knit environment where people not only feel safe, but their needs are met on a regular basis. Caritas enjoys distinction of being known for its dedication to the never-ending commitment of enhancing the quality of life for the residents. We strive to be a “resident” focused organization rather than “property” focused.

In order to focus on this critical component, The Caritas Mission department was created, formerly operating as The Caritas Foundation. The Caritas Mission Department solely focuses on bringing vital services and programs to the low income, underserved members of our communities. A primary example is our Caritas Reads! Program, which continues to grow year after year. This was a Summer reading program where children in grades 1 – 12 are provided and allowed to keep age appropriate books of their choosing and has as of 2020 been continued into a year-round program to continue supporting our school aged residents while they adjust to distance learning.

To support our zest for learning we created the Caritas Scholarship Program which helps fund continuing education opportunities for our high school seniors and returning college students. We strongly believe in the value of continuing education and training and we are proud to be investing in our residents’ future.

Caritas economically supports and strongly encourages resident-generated activities, such as exercise classes, movie nights, dance classes, game nights, community potlucks and barbeques. Some family communities offer after school learning center and youth recreation programs, and some senior communities offer resident led food banks and other charitable outreach programs.

Caritas also provides financial assistance to some of our residents. Unfortunately, due to unforeseen circumstances, residents may occasionally find themselves in need of some short-term financial help. For qualifying residents, Caritas provides short-

term grants in the form of rental and maintenance assistance. In addition, we will partner with other organizations outside of our communities to bring in donations for clothing, food, back-to-school supplies and holiday meal supplies and gifts.

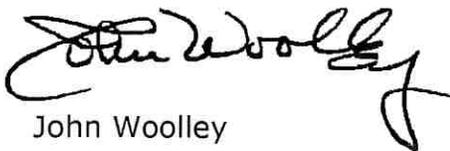
Caritas also communicates monthly with our residents via a community newsletter. The newsletter may include an event calendar, items of interest in the surrounding cities and towns, resident submitted articles, brain teaser puzzles and quizzes, favorite resident recipes, birthday announcements, and many other items of local interest.

For your consideration, you will find enclosed our 2019 Impact Overview. This is an annual report that our Mission Department began last year to highlight the previous years' ongoing Mission accomplishments.

At Caritas our Mission continues to be a work in progress as we maintain affordability while engaging residents to build vibrant and caring mobile home communities. Although there are some nuances from County to County, owners of low-income housing in California are allowed a property tax exemption on the primary tax assessment in direct relationship to the percentage of low housing units to the total units of the property. I am just now discovering that Oregon is considering an exemption of this sort that will be heard at next week's City Council Meeting. These exemptions certainly look to assist in keeping the rents affordable.

On behalf of Caritas, I assure you that we are looking forward to our expansion into Oregon and I look forward to meeting all of you in the weeks and months to come.

Respectfully,

A handwritten signature in black ink, appearing to read "John Woolley". The signature is fluid and cursive, with a long, sweeping tail that extends downwards and to the right.

John Woolley
Chief Investment Officer
Caritas

Enclosures: *Caritas 2019 Impact Overview*



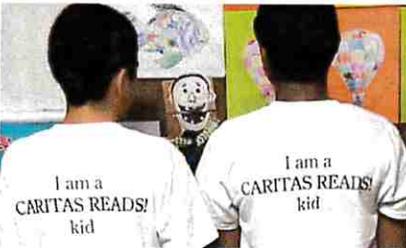
2019 Impact Overview

Caritas's mission is to unite people with a purpose to preserve affordable communities that *uplift and empower our residents*. To accomplish this, Caritas supports several programs throughout its 24 communities and to its over 10,000 residents. These programs provide educational opportunities, financial assistance, and promote community. Here are some 2019 highlights:



Summer Swim School

Every summer, Caritas offers swim lessons to select communities, and in 2019, across 8 communities, 180 residents learned to be more comfortable and confident in the water and learned a lifelong skill.



Caritas Reads! Summer Reading Program

Caritas Reads! encourages our elementary to high school-aged residents to read during the summer break and lessen the chances of a "summer slide". Each reader can choose their own book and upon finishing it and submitting a book report, they can select more books until the end of summer. In 2019, Caritas distributed over 1,590 books to 235 readers.



Scholarship Program

Every year, Caritas grants qualifying residents up to \$1000 to further their education and get them one step closer to achieving their academic dreams. This year, Caritas awarded 23 residents with \$17,450 in total scholarships. And since beginning in 2012, 57 residents have been awarded \$68,475 in scholarships.



Rental Assistance

At Caritas, we understand that residents can experience emergencies that put them in unexpected financial situations. This program provides eligible residents with temporary financial aid to help them through this difficult time. In 2019, 24 residents received assistance.



Maintenance Assistance

Our Maintenance Assistance Program gives a one-time financial assistance to eligible residents to help them improve the health and safety of their home and in turn the overall community. This year, 5 residents received maintenance assistance and projects included repairing porches, removing overgrown trees, and fixing roof leaks.

We look forward to providing these and more programs in 2020!

For more information, visit www.caritascorp.org or call us at 949-727-0568.