



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, October 8, 2021 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011; and 13838 Meadow Lane, Lytle Creek, CA 92358-0239 (Posted Only; Dial in below to Participate)
Telephonic Meeting Only: Dial in Number: (669) 900-6833,,81929472482#

A. PROCEDURAL ITEMS FOR THE CMFA

- 1. Call to Order and Roll Call.
Mr. Bob Adams
Ms. Paula Connors
Mr. Justin McCarthy
Ms. Faye Watanabe
Mr. Andrew Alexander(Alt.)
Ms. Joya De Foor (Alt.)
Ms. Deborah Moreno

Executive Director, Edward Becker attended virtually. John Stoecker, Lee McCormick, Benjamin Barker Anthony Stubbs, and Travis Cooper, of Sierra Management Group, LLC attended virtually as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Brian Haroldson of Jones Hall also attended virtually. Matthew France, Crystal Liu and Leann Balzac attended virtually as representatives of Sierra Management Group, LLC.

- 2. Approve Minutes of the meeting(s) of the Board on September 17, 2021.
Motion by Joya De Foor Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.
3. Public Comment.
None

B. ACTION ITEMS FOR THE CMFA

- 4. Consent:
a. Approve Sponsorship for the California Council for Affordable Housing Conference.
Motion by Joya De Foor Seconded by Andrew Alexander. Motion carries unanimously by a roll call vote, without abstentions.
5. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
a. Lutheran Gardens, LP, or entities related thereto, (Lutheran Gardens Apartments), City of Compton, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-270)
Motion by Andrew Alexander Seconded by Joya De Foor. Motion carries unanimously by a roll call vote, without abstentions.
b. C&C Development Co. or entities related thereto, (Lincoln Avenue Apartments), City of Buena Park, County of Orange; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-271)

Motion by Andrew Alexander Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

6. Authorize the issuance of revenue bonds or other obligations to finance or refinance the following projects, the execution and delivery of related documents, and other related actions:

- a. Folsom 670, L.P., a California limited partnership (Sage at Folsom), City of Folsom, County of Sacramento; issue up to \$15,875,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-272)

Motion by Joya De Foor Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- b. Sunnyvale Block 15 Housing Partners, L.P., a California limited partnership (Sunnyvale Block 15 Apartments), City of Sunnyvale, County of Santa Clara; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-273)

Motion by Justin McCarthy Seconded by Andrew Alexander. Motion carries unanimously by a roll call vote, without abstentions.

- c. Live Oak Pacific Associates III, A California Limited Partnership, a California limited partnership, (Kristen Court III Apartments), City of Live Oak, County of Sutter; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-274)

Motion by Joya De Foor Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- d. Barrett Terrace Housing, LP, a California limited partnership, (Barrett Terrace Apartments), City of Richmond, County of Contra Costa; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-275)

Motion by Andrew Alexander Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- e. Riverside Supportive Housing, L.P., a California limited partnership, (Oasis Senior Villas), City of Riverside, County of Riverside; issue up to \$33,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-276)

Motion by Joya De Foor Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- f. Elk Grove Pacific Associates V, A California Limited Partnership, (Gardens at Quail Run II Apartments), City of Elk Grove, County of Sacramento; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-277)

Deborah Moreno joined virtually at this time and participated in voting from this point forward. Motion by Joya De Foor Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- g. Century CityView LP, a California limited partnership, (CityView Apartments), City of Long Beach, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-278)

Motion by Deborah Moreno Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

7. Authorize the formation of Community Facilities District in the County of Placer and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
 - a. Hold a Public Hearing regarding the formation, bond issuance, and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2021-7 (County of Placer – Auburn Douglas Duets).

Public hearing was held with no public comments.

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-7 (County of Placer – Auburn Douglas Duets). (Resolution 21-279)

Motion by Deborah Moreno Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- c. Approve Resolution determining necessity to incur up to \$4,070,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-7 (County of Placer – Auburn Douglas Duets) (Resolution 21-280)

Motion by Joya De Foor Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-7 (County of Placer – Auburn Douglas Duets). (Resolution 21-281)

Motion by Justin McCarthy Seconded by Andrew Alexander. Motion carries unanimously by a roll call vote, without abstentions.

- e. Secretary announces results of elections.

Unanimously in favor.

- f. Approve Resolution declaring results of a special election and directing recording of the notice of special tax lien in and for the California Municipal Finance Authority Community Facilities Districts No. 2021-7 (County of Placer – Auburn Douglas Duets). (Resolution 21-282)

Motion by Deborah Moreno Seconded by Joya De Foor. Motion carries unanimously by a roll call vote, without abstentions.

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities Districts No. 2021-7 (County of Placer – Auburn Douglas Duets). (Ordinance 21- 10)

Motion by Deborah Moreno Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

8. Authorize the formation of Community Facilities District in the County of Placer and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
 - a. Hold a Public Hearing regarding the formation, bond issuance, and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch).

Public hearing was held with no public comments.

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 21-283)

Motion by Joya De Foor Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- c. Approve Resolution determining necessity to incur up to \$246,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 21-284)

Motion by Deborah Moreno Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 21-285)

Motion by Deborah Moreno Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- e. Secretary announces results of elections.

Unanimously in Favor

- f. Approve Resolution declaring results of special election and directing recording of notice of the special tax lien in and for the California Municipal Finance Authority Community Facilities Districts No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 21-286)

Motion by Joya De Foor Seconded by Deborah Moreno. Motion carries unanimously by a roll call vote, without abstentions.

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities Districts No. 2021-9 (County of Placer – Bickford Ranch). (Ordinance 21- 11)

Motion by Deborah Moreno Seconded by Joya De Foor. Motion carries unanimously by a roll call vote, without abstentions.

- 9. Authorize the formation of a Community Facilities District in the City of Chula Vista and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
 - a. Hold a Public Hearing regarding the formation, bond issuance, and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West).

Public hearing was held with no Public Comments.

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West). (Resolution 21-287)

Motion by Justin McCarthy Seconded by Andrew Alexander. Motion carries unanimously by a roll call vote, without abstentions.

- c. Approve Resolution determining necessity to incur up to \$128,350,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority

Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West) (Resolution 21-288)

Motion by Deborah Moreno Seconded by Joya De Foor. Motion carries unanimously by a roll call vote, without abstentions.

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West). (Resolution 21-289)

Motion by Joya De Foor Seconded by Andrew Alexander. Motion carries unanimously by a roll call vote, without abstentions.

- e. Secretary announces results of elections.

Unanimously in favor.

- f. Approve Resolution declaring results of a special election and directing recording of the notice of special tax lien in and for the California Municipal Finance Authority Community Facilities Districts No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West). (Resolution 21-290)

Motion by Andrew Alexander Seconded by Justin McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities Districts No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West). (Ordinance 21- 12)

Motion by Deborah Moreno Seconded by Joya De Foor. Motion carries unanimously by a roll call vote, without abstentions.

- 10. Hold a public hearing and approve a resolution to change the rate and method of apportionment of special taxes and list of authorized facilities for Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2020-4 (County of Sacramento – Barrett Ranch East).

No Public Comments for Resolution 21-191. Motion by Andrew Alexander Seconded by Deborah Moreno. Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE CMFA

11. Treasurer’s Report

12. Administrative Issues.

- a. Executive Director Report
- b. Marketing Update
- c. Membership Update
- d. Transaction Update
- e. Legislative Update
- f. Legal Update

- 13. Discuss possible formation of joint powers authority to facilitate future statewide essential housing transactions.

14. Adjournment.

Motion by Deborah Moreno Seconded by Joya De Foor. Motion carries unanimously by a roll call vote, without abstentions.

Address for public inspection of certain meeting materials distributed to the Board of Directors:
2111 Palomar Airport Road, Suite 320, Carlsbad, California 92011.

A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by any person with a disability who requires a modification or accommodation to participate in the public meeting by contacting Matt France, (760) 502-0050, mfrance@cmfa-ca.com, 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 3-page agenda was posted at _____ on _____, 2021 at
_____. Signed _____.



CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

Minutes

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A. PROCEDURAL ITEMS FOR THE CFSC

- 1. Call to Order and Roll Call.

<u> </u> Mr. Bob Adams	<u> X </u> Mr. Andrew Alexander(Alt.)
<u> X </u> Ms. Paula Connors	<u> X </u> Ms. Joya De Foor (Alt.)
<u> X </u> Mr. Justin McCarthy	<u> X </u> Ms. Deborah Moreno
<u> </u> Ms. Faye Watanabe	

Executive Director, Edward Becker attended virtually. John Stoecker, Lee McCormick, Benjamin Barker Anthony Stubbs, and Travis Cooper, of Sierra Management Group, LLC attended virtually as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Brian Haroldson of Jones Hall also attended virtually. Matthew France, Crystal Liu and Leann Balzac attended virtually as representatives of Sierra Management Group, LLC.

- 2. Approve Minutes of the meeting(s) of the Board on September 17, 2021.

Motion by Paula Connors Seconded by Joya De Foor. Motion carries unanimously by a roll call vote, without abstentions.

- 3. Public Comment.

None

B. ACTION ITEMS FOR THE CFSC

- 4. Discuss and Approve charitable donation recipients.

The Board, by unanimous vote, approved a \$35,000 grant to Give Every Child A Chance. Motion by Deborah Moreno; Seconded by Joya De Foor; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Kidpower Teenpower Fullpower International. Motion by Deborah Moreno; Seconded by Justin McCarthy; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Lassen Fire Safe Council Inc. Motion by Justin McCarthy; Seconded by Andrew Alexander; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$5,000 grant to Manteca CAPS Corporation aka Valley CAPS. Motion by Justin McCarthy; Seconded by Andrew Alexander; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Napa Valley Community Foundation. Motion by Andrew Alexander; Seconded by Justin McCarthy; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to National Asian American Coalition. Motion by Deborah Moreno; Seconded by Joya De Foor; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to North Valley Community Foundation. Motion by Paula Connors; Seconded by Deborah Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to South Central Family Health Center. Motion by Joya De Foor; Seconded by Justin McCarthy; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Vacaville Social Services Corp. dba Opportunity House. Motion by Paula Connors; Seconded by Deborah Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$35,000 grant to Voices for Children. Motion by Deborah Moreno; Seconded by Joya De Foor; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Women's Empowerment. Motion by Justin McCarthy; Seconded by Andrew Alexander; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Women Shelter of Long Beach. Motion by Deborah Moreno; Seconded by Joya De Foor; Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE CFSC

5. Treasurer's Report
6. Administrative Issues.
 - a. Executive Director Report
7. Adjournment.

Motion by Paula Connors Seconded by Joya De Foor. Motion carries unanimously by a roll call vote, without abstentions.

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