



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, November 19, 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; 83836118991#

A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.

<input type="checkbox"/> Mr. Bob Adams	<input checked="" type="checkbox"/> Mr. Andrew Alexander (Alt.)
<input checked="" type="checkbox"/> Ms. Paula Connors	<input checked="" type="checkbox"/> Ms. Joya De Foor (Alt.)
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Ms. Deborah Moreno
<input checked="" type="checkbox"/> 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 November 5, 2021.

Motion by Watanabe Seconded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

4. Consent:
 - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
 - b. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2021-13 (City of Lincoln – Esplanade at Turkey Creek). (Ordinance 21- 13)
 - c. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2021-15 (County of Placer – Rancho Del Oro). (Ordinance 21- 14)
 - d. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2021-16 (City of Fairfield – Monte Verde). (Ordinance 21- 15)

Motion by Watanabe Seconded by 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. Morgan Hill Senior Housing, LP, (Morgan Hill Senior Housing Apartments), City of Morgan Hill, County of Santa Clara; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-318)

Motion by Alexander Secoded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.

- b. Northview Pointe, LP, (Northview Pointe Apartments), City of Sacramento, County of Sacramento; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-319)

Motion by Watanabe Secoded by Alexander. Motion carries unanimously by a roll call vote, without abstentions.

- c. Redlands Supportive Housing, L.P., (Liberty Lane Apartments), City of Redlands, County of San Bernardino; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-320)

Motion by McCarthy Secoded by De Foor. Motion carries unanimously by a roll call vote, without abstentions.

- d. Mercy Housing 104, LP, (Homeless Prenatal Family Housing Apartments), City of San Francisco, County of San Francisco; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-321)

Motion by Alexander Secoded by Watanabe. Motion carries unanimously by a roll call vote, without abstentions.

- e. Ventura Pacific Associates, a California Limited Partnership, (Alameda Avenue Apartments), City of Ventura, County of Ventura; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-322)

Motion by Watanabe Secoded by Alexander. Motion carries unanimously by a roll call vote, without abstentions.

- f. Oak Rose Apts LP, (Oak Rose Apartments), City of Elk Grove, County of Sacramento; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-323)

Motion by De Foor Secoded by Watanabe. Motion carries unanimously by a roll call vote, without abstentions.

- g. Standard Companies or a to be formed affiliate thereof, (Heritage Portfolio), Cities of Anaheim, Escondido, Livermore, and Counties of Orange, San Diego, Alameda; issue up to \$230,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-324)

This item was not considered.

- 6. Authorize the issuance and sale of special tax revenue bonds for and on behalf of California Municipal Finance Authority Community Facilities District No. 2020-4 (County of Sacramento – Barrett Ranch East) Improvement Area 2 in an amount not to exceed \$9,110,000, and approving related agreements and actions (Resolution 21-325)

Motion by McCarthy Secoded by Alexander. Motion carries unanimously by a roll call vote, without abstentions.

- 7. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2021C) in an amount not to exceed \$20,000,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2020-1 (City of Rocklin – Sierra Pine) in an amount not to exceed \$8,655,000, CFD No. 2020-7 (City of Elk Grove – Mendes) in an amount not to exceed \$7,500,000, CFD No 2021-7 (County of Placer – Auburn Douglas Duets) in an amount not to exceed \$2,600,000, CFD No. 2021-12 (County of Placer – The Glen at Granite Bay) in an amount not to exceed \$1,245,000 and approving related agreements and actions. (Resolution 21-326)

Motion by Watanabe Secoded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions.

8. Discuss and approve a development grant in an amount not to exceed \$11,000, and the form of a grant agreement and regulatory agreement for an affordable multifamily rental housing project (2121 Wood Apartments), in City of Oakland, County of Alameda for the benefit of a limited partnership to be formed by Harbinger Development, Inc., a Delaware corporation, and Community Revitalization & Development Corporation, a California nonprofit public benefit corporation.

This item was not considered.

9. Discuss and Approve Representatives of Sierra Management Group, LLC.

Motion by Watanabe Seconded by Alexander. Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE CMFA

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

Administrative issues were discussed.

11. Adjournment.

Motion by De Foor Seconded by McCarthy. 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 2-page agenda was posted at _____ on _____, 2021 at _____ . Signed _____ .