



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, February 25, 2022 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011

(Posted Only; Dial in below to Participate)

Telephonic Meeting Only: Dial in Number: (669) 900-6833; 88186644216#

A. PROCEDURAL ITEMS FOR THE CMFA

- 1. Call to Order and Roll Call.
_____ Mr. Bob Adams X_____ Mr. Andrew Alexander (Alt.)
X_____ Ms. Paula Connors X_____ Ms. Joya De Foor
X_____ Mr. Justin McCarthy X_____ 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. Crystal Liu, Leann Balzac, Kirsten Borgquist, Emily Burlbaw, Ryan McCormick, and Benjamin Meeker attended virtually as representatives of Sierra Management Group, LLC.

- 2. Approve Minutes of the meeting(s) of the Board on February 4, 2022.

Motion by Moreno 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. Approve Sponsorships for Bowls of Hope Event, CCAH Spring and Fall Conferences, Non-Profit Housing Association of Northern California (NPH) Annual Housing Conference.
c. Approve a Resolution (Resolution 22-031) Authorizing and Approving a Fifth Supplement to Indenture of Trust related to the California Municipal Finance Authority Revenue Bonds (John Adams Academies, Inc. Project) Series 2014A and Taxable Series B and authorizing and approving related amendments, documents and other matters.
d. Approve a Resolution (Resolution 22-032) Authorizing and Approving a First Supplement to Indenture of Trust related to the California Municipal Finance Authority Revenue Bonds (John Adams Academies – El Dorado Hills Project) Series 2018A and Series 2018B and authorizing and approving related amendments, documents, and other matters.
e. Mammoth Lakes Pacific Associates, a California Limited Partnership., (The Parcel Phase I Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$50,000,000 in multifamily housing revenue bonds. (Resolution 22-033)
f. Declare the CMFA’s intention to establish a CMFA Community Facilities District and to levy a special tax to finance certain public facilities therein for the following:
i. CMFA Community Facilities District No. 2022-1 (County of Placer – Winding Creek Estates); Towne Development of Sacramento. (Resolution 22-034)
g. Declare the CMFA’s intention to incur bonded indebtedness for a CMFA Community Facilities District to finance the acquisition and construction of certain public facilities as follows:

- i. CMFA Community Facilities District No. 2022-1 (County of Placer – Winding Creek Estates); incur up to \$1,600,000 of indebtedness, Towne Development of Sacramento. (Resolution 22-035)

Motion by McCarthy Seconded by De Foor. 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. Mercy Housing California 96, LP, (Middlefield Junction Apartments), City of Redwood City, County of San Mateo; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-036)

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

- b. Fremont Pacific Associates II, A California Limited Partnership, (Osgood Apartments South), City of Fremont, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-037)

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

- c. San Jose Sunol Street LP, (777 West San Carlos Residential), City of San Jose, County of Santa Clara; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-038)

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

- d. Petaluma Corona Station LP, (Meridian at Corona Station Apartments), City of Petaluma, County of Sonoma; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-039)

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

- e. La Mesa 694, L.P., (8181 Allison Apartments), City of La Mesa, County of San Diego; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-040)

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

- f. Chico Cussick Avenue LP, (Cussick Apartments), City of Chico, County of Butte; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-041)

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

- g. Carlsbad 685, L.P., (Marja Acres Apartments), City of Carlsbad, County of San Diego; issue up to \$16,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-042)

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

- h. JEMCOR Development Partners, LLC or an affiliate thereof, (View at Blossom Hill), City of San Jose, County of Santa Clara; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-043)

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

- i. Sutter Community Affordable Housing or an affiliate thereof, (Richland Village Apartments), City of Yuba City, County of Sutter; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-044)

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

- j. Rancho Sierra I LP, (Rancho Sierra Senior Apartments), Unincorporated County of Ventura; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-045)

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

- k. Friendship Senior Housing, L.P., (Friendship Senior Housing Apartments), City of Oakland, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-046)

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

- l. Villa Verde I, L.P., (Villa Verde Apartments), City of Coachella, County of Riverside; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-047)

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

- m. San Jose Bascom Associates, a California Limited Partnership, (2350 S. Bascom Apartments), City of San Jose, County of Santa Clara; issue up to \$76,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-048)

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

- n. USA Properties Fund, Inc., (Orion Apartments), City of Orange, County of Orange; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-049)

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

- o. Wasco Pacific Associates, a California Limited Partnership, or entities related thereto, (Smoke Tree Apartments), City of Wasco, County of Kern; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-050)

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

- p. Temecula Pacific Associates, a California Limited Partnership, or entities related thereto, (Vine Creek Apartments), City of Temecula, County of Riverside; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-051)

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

- q. Satellite (SAHA) or an affiliate thereof, (Beth Asher Senior Apartments), City of Oakland, County of Alameda; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-052)

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

- r. Alliant Strategic Development or an affiliate thereof, (Vose St. Apartments), City of Los Angeles, County of Los Angeles; issue up to \$148,000,000 in tax-exempt revenue bonds. (Resolution 22-053)

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

- s. Raven SR Inc., or an affiliate thereof, (Raven SR Inc., Project), Cities of Richmond and Bakersfield, Counties of Contra Costa and Kern; issue up to \$80,000,000 in tax-exempt revenue bonds. (Resolution 22-054)

Motion by Moreno Seconded by 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. Frank G Mar, L.P., a California limited partnership, (Frank G Mar Apartments), City of Oakland, County of Alameda; issue up to \$38,680,982 in tax-exempt and/or taxable revenue bonds. (Resolution 22-055)

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

- b. Portola Senior Housing Associates, L.P., a California limited partnership, (Portola Senior Apartments), City of Lake Forest, County of Orange; issue up to \$14,245,815 in tax-exempt and/or taxable revenue bonds. (Resolution 22-056)

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

- c. IH Lakes Concord LLC, or entities related thereto, (The Lakes Apartments), City of Concord, County of Contra Costa; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-057)

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

- d. Caritas Affordable Housing, Inc. Project, (Caritas Affordable Housing), Cities of Lancaster, Yucca Valley, Vista, Brea; Counties of Lake County, Los Angeles, San Bernardino, San Diego, Sonoma, and Orange; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-058)

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

- 7. Discuss and Approve the Internal Controls and Policies & Procedures.

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

C. INFORMATIONAL ITEMS FOR THE CMFA

8. Administrative Issues.
 - a. Executive Director Report
 - b. Marketing Update
 - c. Membership Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. FPPC Statement of Economic Interest

9. Adjournment.

Motion by Moreno Seconded by 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 Kirsten Borgquist, (760) 502-0050, kborgquist@cmfa-ca.com 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 3-page agenda was posted at _____ on _____, 2022 at _____.
Signed _____.



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Minutes

Friday, February 25, 2022 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011

(Posted Only; Dial in below to Participate)

Telephonic Meeting Only: Dial in Number: (669) 900-6833; 88186644216#

A. PROCEDURAL ITEMS FOR THE CMFA

- 1. Call to Order and Roll Call.
Mr. Bob Adams X Mr. Andrew Alexander (Alt.)
Ms. Paula Connors X Ms. Joya De Foor
Mr. Justin McCarthy X 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. Crystal Liu, Leann Balzac, Kirsten Borgquist, Emily Burlbaw, Ryan McCormick, and Benjamin Meeker attended virtually as representatives of Sierra Management Group, LLC.

- 2. Public Comment.

None

B. ACTION ITEMS FOR THE CMFA

- 3. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

- a. AMCAL Somis Ranch Phase 2 Fund, LP, (Somis Ranch Phase 2 Farmworker Apartments), Unincorporated Ventura County; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-059)

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

- b. MAAC Ascencia LP, (Ascencia Apartments), City of Escondido, County of San Diego; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-060)

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

- 4. Adjournment.

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

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Signed _____.



CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

Minutes

Friday, February 25, 2022 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011

(Posted Only; Dial in below to Participate)

Telephonic Meeting Only: Dial in Number: (669) 900-6833; 88186644216#

A. PROCEDURAL ITEMS FOR THE CFSC

1. Call to Order and Roll Call.

_____ Mr. Bob Adams	X_____ Mr. Andrew Alexander (Alt.)
X_____ Ms. Paula Connors	X_____ Ms. Joya De Foor
X_____ Mr. Justin McCarthy	X_____ 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. Crystal Liu, Leann Balzac, Kirsten Borgquist, Emily Burlbaw, Ryan McCormick, and Benjamin Meeker attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on February 4, 2022.

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

3. Public Comment.

None

B. ACTION ITEMS FOR THE CFSC

4. Consent:
 - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.

Motion by Connors Seconded by Moreno. Motion carries unanimously by a roll call vote, without abstentions.

5. Discuss and Approve the Internal Controls and Policies & Procedures.

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

6. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a \$10,000 grant to Alliance for Community Transformations targeted to Mariposa County CASA. Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to CASA of Los Angeles. Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Child Advocates targeted to Placer County CASA. Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Court Appointed Special Advocate (Orange County CASA). Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Court Appointed Special Advocates of Kern County. Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Court Appointed Special Advocates of Mendocino County and Lake County (\$10,000 to each county). Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Lassen Family Services targeted to CASA of Lassen County. Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Marin Court Appointed Special Advocates. Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Training Employment and Community Help, Inc, targeted to Modoc County CASA. Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Plumas Crisis Intervention and Resource Center targeted to Plumas County CASA. Motion by Connors and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$35,000 grant to Kidsave International, Inc. Motion by De Foor and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$15,000 grant to Long Beach Neighborhood Foundation. Motion by De Foor and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Shelter Partnership, Inc. Motion by De Foor and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Lincoln. Motion by McCarthy and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Monument Crisis Center. Motion by Alexander and Seconded by McCarthy; Motion carries unanimously by a roll call vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to QueensCare Health Crisis. Motion by McCarthy and Seconded by Moreno; Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE CFSC

7. Administrative Issues.
 - a. Executive Director Report

None

8. Adjournment.

Motion by Moreno Seconded by Connors. Motion carries unanimously by a roll call vote, without abstentions.

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CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES

Minutes

Friday, February 25, 2022 @ 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 Access Code: 88186644216#

A. PROCEDURAL ITEMS FOR THE CFPF

1. Call to Order and Roll Call.

_____ Mr. Bob Adams	X_____ Mr. Andrew Alexander (Alt.)
X_____ Ms. Paula Connors	X_____ Ms. Joya De Foor
X_____ Mr. Justin McCarthy	X_____ 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. Crystal Liu, Leann Balzac, Kirsten Borgquist, Emily Burlbaw, Ryan McCormick, and Benjamin Meeker attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on February 4, 2022.

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

3. Public Comment.

None

B. ACTION ITEMS FOR THE CFPF

4. Consent:
 - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.

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

5. Discuss and Approve the Internal Controls and Policies & Procedures.

Motion by Moreno Seconded by Connors. Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE CFPF

- 6. Administrative Issues.
 - a. Executive Director Report
- 7. Adjournment.

Motion by Moreno Seconded by Connors. Motion carries unanimously by a roll call vote, without abstentions.

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CMFA SPECIAL FINANCE AGENCY
CMFA SPECIAL FINANCE AGENCY I
CMFA SPECIAL FINANCE AGENCY VII
CMFA SPECIAL FINANCE AGENCY VIII
CMFA SPECIAL FINANCE AGENCY XII

Minutes

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2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011

(Posted Only; Dial in below to Participate)

Telephonic Meeting Only: Dial in Number: (669) 900-6833; 88186644216#

The following agenda will be repeated for each of the above-named public agencies:

A. PROCEDURAL ITEMS FOR EACH AGENCY

- 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
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input checked="" type="checkbox"/> 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. Crystal Liu, Leann Balzac, Kirsten Borgquist, Emily Burlbaw, Ryan McCormick, and Benjamin Meeker attended virtually as representatives of Sierra Management Group, LLC

- 2. Approve Minutes of the meeting(s) of the Board.

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

- 3. Public Comment.

None

B. ACTION ITEMS FOR EACH AGENCY

- 4. Consent:
 - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

- 5. Adjournment.

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

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