



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, April 29, 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; 82977683643#

A. PROCEDURAL ITEMS FOR THE CMFA

- 1. Call to Order and Roll Call.

<input checked="" 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 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, Ryan McCormick, attended virtually as representatives of Sierra Management Group, LLC.

- 2. Approve Minutes of the meeting(s) of the Board on April 15, 2022.

Motion by Alexander Seconded by McCarthy. 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. 2022-1 (County of Placer - Winding Creek Estates). (Ordinance 22-01)
 - c. 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. 2022-2 (City of Suisun City – Meridian West); Century Communities. (Resolution 22-091)
 - ii. CMFA Community Facilities District No. 2022-3 (County of Placer – Whitehawk II); Anthem United Homes. (Resolution 22-092)
 - iii. CMFA Community Facilities District No. 2022-7 (City of Roseville – Sierra View); SVLC23, LLC. (Resolution 22-093)
 - d. 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. 2022-2 (City of Suisun City – Meridian West); incur up to \$6,400,000 of indebtedness, Century Communities. (Resolution 22-094)

- ii. CMFA Community Facilities District No. 2022-3 (County of Placer – Whitehawk II); incur up to \$7,100,000 of indebtedness, Anthem United Homes. (Resolution 22-095)
- iii. CMFA Community Facilities District No. 2022-7 (City of Roseville – Sierra View Country Club); incur up to \$4,600,000 of indebtedness, SVLC23, LLC. (Resolution 22-096)

Motion by Adams Seconded by De Floor. 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. 750 Oddstad LP, a California Limited Partnership, (Pacific Oaks Senior Apartments), City of Pacifica, County of San Mateo; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-097)

Motion by McCarthy Seconded by Alexander. 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. 2116 Brush, L.P., A California Limited Partnership, (Villa Oakland Apartments), City of Oakland, County of Alameda; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-098)

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

- b. Mercy Housing California 107, L.P., a California limited partnership, (Villa St. Joseph Apartments), City of Orange, County of Orange; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-099)

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

- c. Tiburon Place, L.P., a California limited partnership, (Tiburon Place Apartments), City of San Luis Obispo, County of San Luis Obispo; issue up to \$22,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-100)

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

Reconsider and reapprove item 6 c. Motion by Adams Seconded by McCarthy. Motion carries unanimously by a roll call vote, without abstentions

- d. Wheatland Pacific Associates, a California limited partnership, (Bear Ridge Family Apartments), City of Wheatland, County of Yuba; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-101)

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

- e. Orland Family Associates, a California Limited Partnership, (Woodward Family Apartments), City of Orland, County of Glenn; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-102)

Debbie Moreno joined the meeting.

Debbie Moreno left the meeting.

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

- f. 2400 Long Beach, LP, a California limited partnership, (2400 Long Beach Apartments), City of Long Beach, County of Los Angeles; up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-103)

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

- g. UP Northstar, LP (Northstar Courts Apartments), City of Hanford, County of Kings; issue up to \$19,131,646 in tax-exempt and/or taxable revenue bonds. (Resolution 22-104)

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

- h. Central Terrace LP, a California limited partnership, (Central Terrace Apartments), City of Oxnard, County of Ventura; issue up to \$44,288,038 in tax-exempt and/or taxable revenue bonds. (Resolution 22-105)

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

- i. Mercy Housing California 72, L.P., (Sycamore Street Commons/ La Playa Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$30,476,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-106)

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

- j. Village at Madrone, LP, (Village at Madrone Apartments), City of Morgan Hill, County of Santa Clara; issue up to \$115,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-107)

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

- k. Orland Senior Associates, a California Limited Partnership, (Liberty Bell Courtyards Apartments), City of Orland, County of Glenn; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-108)

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

- l. Sugar Pine Housing Partners, L.P., (Sugar Pine Village Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$35,174,153 in tax-exempt and/or taxable revenue bonds. (Resolution 22-109)

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

- m. Alturas US Forest Service, City of Alturas, County of Modoc; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-110)

Motion by McCarthy Seconded 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 2022) in an amount not to exceed \$11,500,000 for and on behalf of CMFA Community Facilities District No. 2020-6 (County of Placer – PV 400) and approve related agreements and actions. (Resolution 22-111)

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

8. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2022A) in an amount not to exceed \$9,500,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2021-16 (City of Fairfield – Monte Verde) in an amount not to exceed \$6,310,000, and CFD No. 2021-19 (City of Rancho Cordova – Douglas 98, Phase 3) in an amount not to exceed \$3,190,000 and approving related agreements and actions. (Resolution 22-112)

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

C. INFORMATIONAL ITEMS FOR THE CMFA

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

Discussed SB-165 report which was filed and available for the Board to review on the CMFA Website.

10. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY

Minutes

Friday, April 29, 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; 82977683643 #

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.
 Mr. Bob Adams Mr. Andrew Alexander (Alt.)
 Ms. Paula Connors Ms. Joya De Foor
 Mr. Justin McCarthy _____ 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, Ryan McCormick, attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on April 8, 2022.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY I

Minutes

Friday, April 29, 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; 82977683643 #

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.
 Mr. Bob Adams Mr. Andrew Alexander (Alt.)
 Ms. Paula Connors Ms. Joya De Foor
 Mr. Justin McCarthy _____ 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, Ryan McCormick, attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on April 8, 2022.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY VII

Minutes

Friday, April 29, 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; 82977683643 #

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.
 Mr. Bob Adams Mr. Andrew Alexander (Alt.)
 Ms. Paula Connors Ms. Joya De Foor
 Mr. Justin McCarthy _____ 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, Ryan McCormick, attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on April 8, 2022.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY VIII

Minutes

Friday, April 29, 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; 82977683643 #

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.
 Mr. Bob Adams Mr. Andrew Alexander (Alt.)
 Ms. Paula Connors Ms. Joya De Foor
 Mr. Justin McCarthy _____ 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, Ryan McCormick, attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on April 8, 2022.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CMFA SPECIAL FINANCE AGENCY XII

Minutes

Friday, April 29, 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; 82977683643 #

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.
 Mr. Bob Adams Mr. Andrew Alexander (Alt.)
 Ms. Paula Connors Ms. Joya De Foor
 Mr. Justin McCarthy _____ 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, Ryan McCormick, attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on April 8, 2022.

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

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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



CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

Minutes

Friday, April 29, 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; 82977683643 #

A. PROCEDURAL ITEMS FOR THE CFSC

1. Call to Order and Roll Call.
 Mr. Bob Adams Mr. Andrew Alexander (Alt.)
 Ms. Paula Connors Ms. Joya De Foor
 Mr. Justin McCarthy _____ 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, Ryan McCormick, attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on April 8, 2022.

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

5. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a \$25,000 grant to Shelter From the Storm of Riverside County. Motion by McCarthy and Seconded by Connors; Motion carries unanimously by a roll call vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE CFSC

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

Motion by Adams Seconded by De Floor. Motion carries unanimously by a roll call vote, without abstentions.



CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES

Minutes

Friday, April 29, 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 Access Code: 82977683643 #

A. PROCEDURAL ITEMS FOR THE CFPF

1. Call to Order and Roll Call.
X Mr. Bob Adams _X_ Mr. Andrew Alexander (Alt.)
X Ms. Paula Connors _X_ Ms. Joya De Foor
X Mr. Justin McCarthy _____ 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, attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board on March 18, 2022.

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

C. INFORMATIONAL ITEMS FOR THE CFPF

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

7. Adjournment.

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