



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, August 30, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Mr. Bob Adams | <input type="checkbox"/> Mr. Andrew Alexander |
| <input checked="" type="checkbox"/> Ms. Joya De Foor | <input checked="" type="checkbox"/> Mr. Marc Grisham |
| <input type="checkbox"/> Mr. Justin McCarthy | <input checked="" type="checkbox"/> Mr. Louis McClure |
| <input type="checkbox"/> Ms. Deborah Moreno | <input checked="" type="checkbox"/> Mr. Joseph Tanner |

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker was in attendance. John Stoecker, Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall, APLC, attended virtually as counsel to the Authority. Jarod Suzuki and Conor O'Brien attended virtually as financial advisors to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. CLOSED SESSION

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Initiation of litigation pursuant to Government Code Section 54956.9(d)(4) (one (1) case).

The Board announced that they would enter into a closed session to discuss item number 4 on the agenda.

The Board entered closed session.

The Board completed and exited closed session.

After reopening the public meeting, the Chair announced that anticipated litigation was discussed and no reportable action was taken by the Board.

C. ACTION ITEMS FOR THE CMFA

Consent:

- 5. Approve Insurance Coverage.
- 6. Approve Resolution Ordering Change to the Rate and Method of Apportionment of Special Tax for Reduction of Maximum Special Tax for California Municipal Finance Authority Community Facilities District No. 2023-6 (City of Lincoln - Magnolia Village), (Resolution 24- 352)

Items 5 and 6 were approved together. Motion by Adams. Seconded by Grisham. Motion carries unanimously, without abstentions.

Regular Agenda:

7. Approve a resolution of the California Municipal Finance Authority ratifying inducement certificates declaring the Authority's official intent to issue revenue bonds to finance various multifamily projects and related actions. (Resolution 24- 353)
 - a. Vintage Housing Holdings, LLC or an affiliate thereof, (Bella Vista A Apartments), City of Richmond, County of Contra Costa; issue up to \$190,000,000 in tax-exempt and/or taxable revenue bonds.
 - b. Vintage Housing Holdings, LLC or an affiliate thereof, (Bella Vista B Apartments), City of Richmond, County of Contra Costa; issue up to \$190,000,000 in tax-exempt and/or taxable revenue bonds.
 - c. Vintage Housing Holdings, LLC or an affiliate thereof, (Chadwick Apartments), City of Los Angeles, County of Los Angeles; issue up to \$230,000,000 in tax-exempt and/or taxable revenue bonds.
 - d. Vintage Housing Holdings, LLC or an affiliate thereof, (Seasons Apartments), City of Elk Grove, County of Sacramento; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds.
 - e. Mandela Station Affordable LP, a California Limited Partnership (Mandela Station Apartments), City of Oakland, County of Alameda; issue up to \$140,000,000 in tax-exempt and/or taxable revenue bonds.
 - f. OJ Senior Apartment Community, L.P., (Olen Jones Senior Apartments), City of Rancho Cucamonga, County of San Bernardino; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds.
 - g. MC Enterprises, LP, (Chowchilla Terrace and Oak Terrace II Apartments), City of Chowchilla and Census-designated place of Oakhurst, County of Madera; issue up to \$12,000,000 in tax-exempt and/or taxable revenue bonds.
 - h. Hollister Investment Group, LP, (Prospect Avenue Senior, Prospect Villa I & Prospect Villa III Apartments), City of Hollister, County of San Benito; issue up to \$14,000,000 in tax-exempt and/or taxable revenue bonds.
 - i. Lake Isabella Investment Group, LP, (Lake Isabella Senior Apartments I & II), City of Lake Isabella, County of Kern; issue up to \$16,000,000 in tax-exempt and/or taxable revenue bonds.
 - j. SJ3 Investment Group, LP, (San Joaquin, San Joaquin Senior & California Apartments), City of San Joaquin, County of Fresno; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds.
 - k. Oxford Square Family, LP, (Oxford Square Family Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds.
 - l. River Grove II, LP, (River Grove Commons II Apartments), Census-designated place of Oakhurst, County of Madera; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds.
 - m. Lakeview Terrace SHE, LP, (Lakeview Terrace Apartments), City of Corcoran, County of Kings; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds.
 - n. Village Gardens Community Partners, LP, (Village Gardens Apartments), City of Palmdale, County of Los Angeles; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds.
 - o. Livingston B Street, L.P., (Livingston B Street Apartments), City of Livingston, County of Merced; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds.
 - p. Dry Creek Commons L.P., (Dry Creek Commons Apartments), City of Healdsburg, County of Sonoma; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds.
 - q. Buena Vista Commons LP, (Buena Vista Commons Apartments), City of Palo Alto, County of Santa Clara; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds.
 - r. Los Angeles Reseda Pacific Associates, LP, (Twin Park Landing Apartments), City of Los Angeles, County of Los Angeles; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds.
 - s. CRP Affordable Housing or an affiliate thereof, (Madrona Meadows aka Silverwood Drive Apartments), City of Scotts Valley, County of Santa Cruz; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds.
 - t. Daylight or an affiliate thereof, (338 Douglas Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds.
 - u. San Clemente II Housing Partners, L.P., a California limited partnership, (San Clemente Place Apartments), Town of Corte Madera, County of Marin; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds.
 - v. Step Up Housing or an affiliate thereof, (Vue at 3600 Apartments), City of Richmond, County of Contra Costa; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds.

Items 7a-7v were approved together. Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

8. 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. Approve a Resolution for Bakersfield Brentwood LP, (Brentwood Crossing Apartments), City of Bakersfield, County of Kern, Authorizing the Modification and Amendment to Prior Revenue Notes for the Brentwood Crossing Apartments. (Resolution 24- 354)

Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions.

- b. Lancaster 690, L.P., a California limited partnership, (Terracina at Lancaster Apartments), City of Lancaster, County of Los Angeles; issue up to \$41,000,000 in multifamily housing revenue bonds. (Resolution 24- 355)

Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.

- c. Sugar Pine Housing Partners, L.P., (Sugar Pine Village Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$1,300,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24- 356)

Motion by Grisham. Seconded by McClure. Motion carries unanimously, without abstentions.

- d. Parnow Preservation LP, a California limited partnership, (Parnow Friendship House), City of San Rafael, County of Marin; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24- 357)

Motion by Adams. Seconded by McClure. Motion carries unanimously, without abstentions.

- e. C.V. Senior Housing Partners, L.P., a California limited partnership, (Chula Vista Seniors Apartments), City of Chula Vista, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24- 358)

Motion by McClure. Seconded by Grisham. Motion carries unanimously, without abstentions.

- f. Bay Area Senior Services, Inc., a California nonprofit public benefit corporation, (University Retirement Community), City of Davis, County of Yolo; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24- 359)

Motion by Grisham. Seconded by McClure. Motion carries unanimously, without abstentions.

- g. Scripps College, a California nonprofit public benefit corporation, City of Claremont, County of Los Angeles; issue up to \$36,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24- 360)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

9. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. SV INGLEWOOD HOLDINGS, L.P., a California limited partnership (Stadium Village Apartments), City of Inglewood, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24- 361)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- b. Hillsdale Property LP, (Hillsdale Gardens Apartments), City of San Mateo, County of San Mateo; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24- 362)

Motion by Tanner. Seconded by Grisham. Motion carries unanimously, without abstentions.

- c. 2330 3rd Street Apartments L.P., (2330 3rd Street Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24- 363)

Motion by Tanner. Seconded by McClure. Motion carries unanimously, without abstentions.

10. Declare the CMFA's intention to establish a California Municipal Finance Authority Community Facilities District and to levy a special tax to finance certain public facilities therein for the following:

- a. California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area; LGI Homes – California, LLC, a California limited liability company. (Resolution 24- 364)

Motion by Adams. Seconded by Grisham. Motion carries unanimously, without abstentions.

- b. California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch), Stratham Homes. (Resolution 24- 365)

Motion by McClure. Seconded by Grisham. Motion carries unanimously, without abstentions.

- 11. Declare the CMFA’s intention to incur bonded indebtedness for a California Municipal Finance Authority Community Facilities District to finance the acquisition and construction of certain public facilities as follows:

- a. California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area; incur up to \$20,300,000 of indebtedness; LGI Homes – California, LLC, a California limited liability company. (Resolution 24- 366)

Motion by Tanner. Seconded by Grisham. Motion carries unanimously, without abstentions.

- b. California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch); incur up to \$12,690,000 of indebtedness; Anthem Whitney Ranch Homes LP. (Resolution 24- 367)

Motion by Adams. Seconded by McClure. Motion carries unanimously, without abstentions.

- 12. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Roseville 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. 2024-13 (City of Roseville – Roseville 10).

The Public Hearing was held with no comments from the public.

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-13 (City of Roseville – Roseville 10). (Resolution 24- 368)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- c. Approve Resolution determining necessity to incur up to \$1,700,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-13 (City of Roseville – Roseville 10). (Resolution 24- 369)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-13 (City of Roseville – Roseville 10). (Resolution 24- 370)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- e. Announcement of results of election.

Results of the election were unanimously in favor.

- f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for California Municipal Finance Authority Community Facilities District No. 2024-13 (City of Roseville – Roseville 10). (Resolution 24- 371)

Motion by Tanner. Seconded by Grisham. Motion carries unanimously, without abstentions.

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-13 (City of Roseville – Roseville 10). (Ordinance 24-10)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- 13. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2024) in an amount not to exceed \$31,000,000 for and on behalf of CMFA Community Facilities District 2022-6 (County of Sacramento – Wildhawk North) Improvement Area 1, and approving related agreements and actions. (Resolution 24- 372)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- 14. Discuss, Review and/or Amend the Consolidated Policy and Procedures for Dealing with Conflict of Interest Issues and the FPPC related Conflict of Interest Code.

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- 15. Discuss and Approve the Audit, Finance, and Professional Services Subcommittees.

Louis McClure replaced Justin McCarthy on the Professional Services Subcommittee.

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

D. INFORMATIONAL ITEMS FOR THE CMFA

- 16. Treasurer’s Report.

Treasurer's Report was received and filed.

- 17. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. CalHFA Homeowner Assistance Fund Update

Administrative issues were discussed.

- 18. Adjournment.

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.



**CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES**

Minutes

Friday, August 30, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS FOR THE FOUNDATION

1. Call to Order and Roll Call.
- | | |
|--|---|
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| <input checked="" type="checkbox"/> Ms. Joya De Foor | <input checked="" type="checkbox"/> Mr. Marc Grisham |
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Executive Director, Edward Becker was in attendance. John Stoecker, Ben Barker, Anthony Stubbs and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Ron Lee, of Jones Hall, APLC, attended virtually as counsel to the Authority. Jarod Suzuki and Conor O'Brien attended virtually as financial advisors to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

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

Motion by McClure. Seconded by Tanner. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE FOUNDATION

4. Elect Board Members and Officers for the CFSC, CFPF, CMFA and CMFA SFAs.

*Justin McCarthy was elected as an Alternate Member of the Board.
Louis McClure was elected as Vice Chairperson.*

Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions.

5. Discuss and Approve the Audit, Finance, and Professional Services Subcommittees.

Louis McClure replaced Justin McCarthy on the Professional Services Subcommittee.

Motion by Grisham. Seconded by Tanner. Motion carries unanimously, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

6. Treasurer's Report.

Treasurer's Report was received and filed.

7. Administrative Issues.
a. Executive Director Report

Administrative issues were discussed.

8. Adjournment.

Motion by Tanner. Seconded by Grisham. Motion carries unanimously, without abstentions.