



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, October 11, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd 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 checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input checked="" type="checkbox"/> Mr. Louis McClure
<input type="checkbox"/> Ms. Deborah Moreno	<input 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 attended virtually. John Stoecker, Ben Barker, Travis Cooper, Anthony Stubbs, Jarod Suzuki and Conor O'Brien attended as financial advisors to the Authority. Ron Lee and Brian Haroldson, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair and Crystal Liu attended as representatives of Sierra Management Group, LLC. Ben Meeker attended virtually as a representative of Sierra Management Group, LLC.

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

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

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

Consent:

4. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Ordinance 24-11)
5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Ordinance 24-12)
6. Adoption of a resolution approving the 2025 regular board of directors meeting schedule. (Resolution 24-398)
7. Acceptance of application for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grant:
 - a. 4752 Main, LP, (4752 Main Street Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-399)
 - b. Standard Properties or an affiliated thereof, (Summerwood Apartments Homes Apartments), City of Hayward, County of Alameda; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-400)

Items 4, 5 and 6 were approved together. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.

Item 7 was pulled from the agenda.

Regular Agenda:

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. Schindler Real Estate or an affiliate thereof, (Perris Sterling Villas II), City of Perris, County of Riverside; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-401)

This item was pulled from the agenda.

- b. 1141 Vermont Property LP, (1141 Vermont Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-402)

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

- c. CASA Grande Investments I LLC, (Teresina Apartments), City of Chula Vista, County of San Diego; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-403)

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

9. 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. Mercy Housing California 107, L.P., a California limited partnership, (Villa St. Joseph Apartments), City of Orange, County of Orange; issue up to \$494,000 in multifamily housing revenue bonds. (Resolution 24-404)

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

- b. Bold Manteca LP, a California limited partnership, (Los Robles Apartments fka 1241 N. Main Apartments), City of Manteca, County of San Joaquin; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-405)

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

- c. Sierra Ridge 3600 LLC, a California limited liability company, (Vue at 3600 Apartments), City of Richmond, County of Contra Costa; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-406)

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

- d. Witmer Manor Community Partners, LP, a California limited partnership, (Witmer Manor Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-407)

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

- e. 220 Quince, L.P., a California limited partnership, (Quince St. Seniors Apartments), City of Escondido, County of San Diego; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-408)

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

- f. Lincoln Buena Park LP, a California limited partnership, (Lincoln Avenue Apartments), City of Buena Park, County of Orange; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-409)

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

10. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. BWF II ETHOS CA HORIZON LP, a Delaware limited partnership, (Horizon Apartments), City of Santa Ana, County of Orange; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-410)

Motion by Alexander. Seconded by McClure. 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 24-411)

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

- c. 6171 Mission Gorge Owner LP, a California limited partnership, (6171 Mission Gorge Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-412)

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

- d. EV 228 Soto, LP, a California limited partnership, (Soto Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-413)

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

- 11. 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. 2024-17 (City of Calimesa – 5th Street Townhomes); J.R. Watson & Associates Development Co. (Resolution 24-414)

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

- b. California Municipal Finance Authority Community Facilities District No. 2024-18 (City of Rancho Cordova – Sunridge Park III); Tri Pointe Homes Holdings, Inc. (Resolution 24-415)

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

- 12. 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. 2024-17 (City of Calimesa – 5th Street Townhomes); incur up to \$4,600,000 of indebtedness; J.R. Watson & Associates Development Co. (Resolution 24-416)

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

- b. California Municipal Finance Authority Community Facilities District No. 2024-18 (City of Rancho Cordova – Sunridge Park III); incur up to \$5,100,000 of indebtedness; Tri Pointe Homes Holdings, Inc. (Resolution 24-417)

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

- 13. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of San Joaquin 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. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area.

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area. (Resolution 24-418)

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

- c. Approve Resolution determining necessity to incur up to \$20,300,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) allocated as follows: Improvement Area No. 1, up to \$10,400,000, Future Annexation Area, up to \$9,900,000. (Resolution 24-419)

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

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area. (Resolution 24-420)

Motion by Alexander. Seconded by McClure. 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. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area. (Resolution 24-421)

Motion by McClure. Seconded by Adams. 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. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area. (Ordinance 24-13)

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

- 14. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Lancaster 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. 2024-16 (City of Lancaster - Stoneridge Ranch).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch). (Resolution 24-422)
 - c. Approve Resolution determining necessity to incur up to \$12,690,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch). (Resolution 24-423)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch). (Resolution 24-424)
 - e. Announcement of results of election.
 - 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. 2024-16 (City of Lancaster - Stoneridge Ranch). (Resolution 24-425)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch). (Ordinance 24-14)

This item was pulled from the agenda.

C. INFORMATIONAL ITEMS FOR THE CMFA

- 15. 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.

16. Adjournment.

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



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

Minutes

Friday, October 11, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd 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"/> Mr. Bob Adams | <input checked="" type="checkbox"/> Mr. Andrew Alexander |
| <input checked="" type="checkbox"/> Ms. Joya De Foor | <input type="checkbox"/> Mr. Marc Grisham |
| <input checked="" type="checkbox"/> Mr. Justin McCarthy | <input checked="" type="checkbox"/> Mr. Louis McClure |
| <input type="checkbox"/> Ms. Deborah Moreno | <input 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 attended virtually. John Stoecker, Ben Barker, Travis Cooper, Anthony Stubbs, Jarod Suzuki and Conor O'Brien attended as financial advisors to the Authority. Ron Lee and Brian Haroldson, of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair and Crystal Liu attended as representatives of Sierra Management Group, LLC. Ben Meeker attended virtually as a representative of Sierra Management Group, LLC.

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

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

3. Public Comment.

None.

B. ACTION ITEMS FOR THE FOUNDATION

4. Adoption of a resolution approving the 2025 regular board of directors meeting schedule. (Resolution 24-02)

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

5. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a \$30,000 grant to Engineers and Scientists Acting Locally. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Napa Green. Motion by McClure. Seconded by McCarthy. Motion carries 4:0, with Alexander abstaining.

The Board, by unanimous vote, approved a \$60,000 grant to Operation Safe House, Inc. Motion by McCarthy. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Rim Family Services, Inc. Motion by McClure. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$50,000 grant to The Magic Yarn Project, Inc., restricted to California activities. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

6. Administrative Issues.
 - a. Executive Director Report

Administrative Issues were discussed.

7. Adjournment.

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