



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, November 1, 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.

Mr. Bob Adams Mr. Andrew Alexander
 Ms. Joya De Foor Mr. Marc Grisham
 Mr. Justin McCarthy (Alt.) Mr. Louis McClure
_____ Ms. Deborah Moreno _____ 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, Travis Cooper, Conor O'Brien and Jarod Suzuki attended as financial advisors to the Authority. Ron Lee and Brian Haroldson, of Jones Hall, APLC, attended as counsel to the Authority. Ben Meeker, Katrina Dair, 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 Adams. Seconded by Alexander. 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. 2024-15 (County of San Joaquin - Ligurian Village). (Ordinance 24-13)
5. Approve a Resolution Declaring Consideration to Amend the Rate and Method of Apportionment for CMFA Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area No. 4, 5 and 6. (Resolution 24-422)
6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 24-423):
 - a. 4752 Main, LP, (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.
 - b. 7777 Valley View, L.P., (Casa La Palma Apartments), City of La Palma, County of Orange; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - c. 12th Street 19 LLLP, (12th 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.
 - d. 2025 E 4th Street LLLP, (4th 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.
 - e. 2933 8th LLLP, (8th 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.
 - f. 247 S Alexandria LLLP, (Alexandria I 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.

- g. 130 Alexandria LLLP, (Alexandria II 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.
- h. Ardmore 19 LLLP, (Ardmore 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.
- i. 808 S Hobart LLLP, (Ashby 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.
- j. Ave 55 19 LLLP, (Avalon 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.
- k. 454 Catalina LLLP, (Catalina 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.
- l. 103 S Edgemont LLLP, (Edgemont 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.
- m. 861 Fedora LLLP, (Fedora 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.
- n. Carson Gramercy LLLP // 974 S Gramercy LLLP, (Gramercy 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.
- o. 516 Harvard LLLP, (Harvard 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.
- p. 5200 Hollywood LLLP, (Hollywood 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.
- q. Irolo 16 LLLP, (Irolo 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.
- r. Kenmore 20 LLLP, (Kenmore I 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.
- s. Kenmore 20 II LLLP, (Kenmore II 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.
- t. 915 S Kenmore LLLP, (Kenmore III 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.
- u. 530 Kingsley LLLP, (Kingsley 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.
- v. 5406 Lexington LLLP, (Lexington 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.
- w. Manhattan 20 LLLP, (Manhattan I & II 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.
- x. 426 Manhattan LLLP, (Manhattan III 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.
- y. Mariposa 20 LLLP, (Mariposa I 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.
- z. 260 S Mariposa LLLP, (Mariposa II 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.
- aa. 750 Mariposa LLLP, (Mariposa III 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.
- bb. 520 Mariposa LLLP, (Mariposa IV 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.
- cc. Monte Vista 19 LLLP, (Monte Vista 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.
- dd. 739 Normandie LLLP, (Normandie 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.
- ee. 1111 Norton LLLP, (Norton 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.
- ff. Oxford 19 LLLP, (Oxford I 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.
- gg. Oxford 20 LLLP, (Oxford II 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.
- hh. 960 S Oxford LLLP, (Oxford III 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.
- ii. Highland 19 LLLP, (Parkview 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.
- jj. 3715 W 1st Street LLLP, (Seven Lions 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.

- kk. 515 S St. Andrews LLLP, (St. Andrews I 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.
- ll. 516 St. Andrews LLLP, (St. Andrews II 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.
- mm. Western 19 LLLP, (Western 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.
- nn. 132 Westmoreland LLLP, (Westmoreland 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.

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

Regular Agenda:

- 7. 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. Rancho Sierra I LP, a California limited partnership, (Rancho Sierra Senior Apartments), Unincorporated County of Ventura; issue up to \$15,000,000 in multifamily housing revenue bonds. (Resolution 24-424)

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

- b. Linc Windsor Park LP, a California limited partnership, (Heritage Park, FKA Windsor Park Apartments), Town of Windsor, County of Sonoma; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-425)

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

- c. Waste Management, Inc, (Waste Management Project), California cities or unincorporated communities of Anderson, Livermore, Morgan Hill, Novato, Palmdale, Sacramento, San Leandro, San Jose and Simi Valley, and in the California counties of Alameda, Los Angeles, Marin, Sacramento, Santa Clara, Shasta and Ventura; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-426)

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

- 8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 699 14TH Street CSLC LP, (Market Street Village Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-427)

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

- b. 1201 Fulton Ave LP, (The Carla Apartments), Unincorporated County of Sacramento; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-428)

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

- c. Post Creekside, LP, (Creekside Villas Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-429)

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

- d. Trion Skylark Properties, LP, (Skylark Place by Trion Living Apartments), Unincorporated County of Sacramento; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-430)

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

- 9. Authorize the Annexation of Territory to California Municipal Finance Authority Community Facilities District in the County of Sacramento, designate such territory as Improvement Area No. 2 and authorize the issuance of special tax bonds or other obligations in the amount of up to \$26,800,000 to finance public infrastructure, and other related actions:

- a. Hold a Public Hearing regarding the annexation, establishing Improvement Area No. 2, bonded indebtedness, and appropriation limits for Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North).

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

- b. Approve Resolution submitting annexation of territory, bonded indebtedness limit and appropriations limit for Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North) to qualified electors. (Resolution 24-431)

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

- c. Announcement of results of election.

Results of the election were unanimously in favor.

- d. Approve Resolution declaring results of special annexation election and directing recording of notice of special tax lien in and for Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North). (Resolution 24-432)

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

- e. Introduction and Waiving First Reading of Ordinance Amending Ordinance No. 22-12 levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North). (Ordinance 24-15)

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

10. Authorize the issuance and sale of special tax bonds (BOLD Series 2024) in an amount not to exceed \$15,000,000 for and on behalf of Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2023-5 (County of Sacramento – The Gap) and approving related agreements and actions. (Resolution 24-433).

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

11. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2024D) in an amount not to exceed \$16,565,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2022-2 (City of Suisun City – Meridian West) in an amount not to exceed \$3,500,000, CFD No. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc) in an amount not to exceed \$2,010,000, CFD No. 2024-10 (County of Placer – Briar Meadows) in an amount not to exceed \$2,000,000, CFD No. 2024-14 (City of Rocklin – Whitney Ranch Unit 49) in an amount not to exceed \$3,800,000, Improvement Area No. 1 of CFD No. 2024-15 (County of San Joaquin – Ligurian Village) in an amount not to exceed \$5,255,000 and approving related agreements and actions. (Resolution 24-434).

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

12. Approve a Third Amendment to Amended and Restated Credit Agreement with Royal Bank of Canada and related matters. (Resolution 24-435)

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

C. INFORMATIONAL ITEMS FOR THE CMFA

13. 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.

14. Adjournment.

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



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

Minutes

Friday, November 1, 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.
 Mr. Bob Adams Mr. Andrew Alexander (Alt.)
 Ms. Joya De Foor Mr. Marc Grisham
 Mr. Justin McCarthy Mr. Louis McClure
 Ms. Deborah Moreno 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, Travis Cooper, Conor O’Brien and Jarod Suzuki attended as financial advisors to the Authority. Ron Lee and Brian Haroldson, of Jones Hall, APLC, attended as counsel to the Authority. Ben Meeker, Katrina Dair, 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 Adams. Seconded by McClure. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE FOUNDATION

4. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a \$25,000 grant to Augie’s Quest to Cure ALS, Inc., restricted to California. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Contra Costa County Historical Society Inc. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Honor Flight Southland. Motion by De Foor. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$45,000 grant to Rainbow Family, Inc. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$25,000 grant to Rodeo Youth Mentoring Program. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$40,000 grant to The Forager School. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Urban Advocates & Achievers, Inc. Motion by McCarthy. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to The Magic Yarn Project, restricted to California. Motion by McCarthy. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

5. Administrative Issues.
 - a. Executive Director Report

Administrative Issues were discussed.

6. Adjournment.

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