



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Minutes

Friday, December 13, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2<sup>nd</sup> 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 checked="" type="checkbox"/> Mr. Marc Grisham     |
| <input type="checkbox"/> Mr. Justin McCarthy (Alt.)  | <input 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, Anthony Stubbs, Travis Cooper, and Conor O'Brien attended as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended as counsel to the Authority. Karen Harvey attended as a representative of Sierra Management Group, LLC. Ben Barker attended virtually as financial advisor to the Authority. Ben Meeker, Katrina Dair, 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 Grisham. 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. 2024-17 (City of Calimesa – 5th Street Townhomes). (Ordinance 24-16)

5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-18 (City of Rancho Cordova – Sunridge Park III). (Ordinance 24-17)

*Items 4 and 5 on the agenda were approved together. Motion by Grisham. Seconded by Tanner. Motion carries unanimously, without abstentions.*

#### Regular Agenda:

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

- a. Plaza Housing, L.P., (3135 San Pablo Apartments), City of Oakland, County of Alameda; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-457)

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

- b. FPA Ventura Olivas, LLC, (Ventura Affordable Apartments), City of San Buenaventura, County of Ventura; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-458)

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

- c. El Dorado Senior Village Apartments II, LP, (El Dorado Senior Village Apartments II), Unincorporated Community of El Dorado, County of El Dorado; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-459)

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

- d. 538 Lincoln LP, (538 Lincoln Apartments), City of Redwood City, County of San Mateo; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-460)

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

- 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. Plumas Lake Pacific Associates, a California limited partnership, (River Oaks Family Apartments), Census Designated Place of Plumas Lakes, County of Yuba; issue up to \$5,000,000 in multifamily housing revenue bonds. (Resolution 24-461)

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

- b. Roseville Harvey 715, L.P, a California limited partnership, (The Crawford Apartments), City of Roseville, County of Placer; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-462)

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

- c. Wildomar Family Housing, L.P, a California limited partnership, (Bell Ranch Apartments), City of Wildomar, County of Riverside; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-463)

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

- d. Mirka La Costa, LP, a California limited partnership, (La Costa Family Apartments), City of Carlsbad, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-464)

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

- e. Ascent 613, L.P, a California nonprofit public benefit corporation, (Ascent 613), City of San Diego, County of San Diego; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-465)

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

- f. CG Teresina Apartments LP, a Delaware limited partnership, (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 24-466)

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

- g. MP Roseland Village Associates LP, a California limited partnership, (Casa Roseland Apartments), City of Santa Rosa, County of Sonoma; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-467)

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

- h. Regional Street Investors, L.P., a California limited partnership, (Regional Street Apartments), City of Dublin, County of Alameda; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-468)

***Motion by Tanner. Seconded by Alexander. Motion carries unanimously, without abstentions.***

- i. 1634 20<sup>th</sup> Street, LP, a California limited partnership, (20<sup>th</sup> Street Apartments), City of Santa Monica, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-469)

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

- 8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
  - a. 651 Addison LLC, a California limited liability company, (Viewpoint Apartments), City of Berkeley, County of Alameda; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-470)

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

- b. 99 Ocean Avenue LP, a Delaware limited partnership, (Ventana Residences Apartments), City and County of San Francisco; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-471)

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

- c. BWF III Ethos CA Los Gatos Creek LP, a Delaware limited partnership, (SoFi Los Gatos Creek Apartments), City of San Jose, County of Santa Clara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-472)

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

- d. Post Chaparral, LP, a Delaware limited partnership, (Chaparral Apartments), City of Palmdale, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-473)

***Motion by Alexander. Seconded by Tanner. Motion carries unanimously, without abstentions.***

- 9. Authorize the amendment of the Rate and Method of Apportionment for California Municipal Finance Authority Community Facilities District in the County of Placer and other related actions:
  - a. Hold a Public Hearing regarding the amendment of the special tax formula and submitting amendment to qualified electors for Improvement Area Nos. 4, 5 and 6 of California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch).

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

- b. Approve Resolution amending the special tax formula and submitting amendment to qualified electors for Improvement Area Nos. 4, 5 and 6 of California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 24-474)

***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 amendment of special election, determining validity of prior proceedings, and directing recording of amended notice of special tax lien in and for Improvement Areas Nos. 4, 5 and 6 of California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 24-475)

***Motion by Alexander. Seconded by Tanner. Motion carries unanimously, without abstentions.***

**C. INFORMATIONAL ITEMS FOR THE CMFA**

10. 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
  - h. Accounting Update

*Administrative issues were discussed.*

11. Adjournment.

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



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

**Minutes**

Friday, December 13, 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.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" 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 (Alt.)	<input type="checkbox"/> Mr. Louis McClure
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*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, Anthony Stubbs, Travis Cooper, and Conor O'Brien attended as financial advisors to the Authority. Ron Lee, of Jones Hall, APLC, attended as counsel to the Authority. Karen Harvey attended as a representative of Sierra Management Group, LLC. Ben Barker attended virtually as financial advisor to the Authority. Ben Meeker, Katrina Dair, 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 Grisham. Seconded by Adams. 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 \$20,000 grant to Bev's Angel Project, Inc. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Bring Change 2 Mind. Motion by De Foor. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to California Court Appointed Special Advocate Association. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Casa Cornelia Legal Services aka Casa Cornelia Law Center. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to ChildNet Youth and Family Services; donation restricted to Educational Support and Services. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Community Initiatives for benefit of Mission Science Workshop; donation restricted to the Mission Science Workshop program. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$40,000 grant to DignityMoves. Motion by Alexander. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Friends of Litter4Tokens; donation restricted to activities in California. Motion by Grisham. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$5,000 grant to Frosted Faces Foundation Inc. Motion by De Foor. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Jewish Federation of Greater Long Beach & West Orange County; donation restricted to the Albert JCC. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Manteca CAPS Corporation aka Valley CAPS. Motion by Adams. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$40,000 grant to Many Mansions. Motion by De Foor. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$40,000 grant to Mercy Medical Center Merced Foundation. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Nehemiah Community Foundation. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Special Olympics Southern California, Inc.; donation directed to the program in the City of Riverside. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Stanislaus County Affordable Housing, Inc. Motion by Adams. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Walk With Sally. Motion by De Foor. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to White Memorial Medical Center Charitable Foundation; donation restricted to the low-income and cancer section. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to California Emergency Foodlink. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Community Action Partnership of San Bernardino County. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Feeding San Diego. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to FOOD Share of Ventura County. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Foodbank of Santa Barbara. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Los Angeles Regional Food Bank. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Orange County Food Bank. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$15,000 grant to Second Harvest Food Bank San Joaquin & Stanislaus. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

**D. INFORMATIONAL ITEMS FOR THE FOUNDATION**

5. Administrative Issues.
  - a. Executive Director Report

*Administrative issues were discussed.*

6. Adjournment.

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