



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, November 7, 2025 @ 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 checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input checked="" type="checkbox"/> Mr. Marc Grisham (Alt.)
<input checked="" type="checkbox"/> Mr. Justin McCarthy (Alt.)	<input checked="" type="checkbox"/> Mr. Louis McClure
<input checked="" type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner (Alt.)

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. Ben Barker, John Stoecker, Anthony Stubbs, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Ron Lee and Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair, Crystal Liu, Wailea Pukahi and Kirsten Borgquist attended as representatives of Sierra Management Group, LLC. Karen Harvey 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 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. 2024-16 (City of Lancaster – Stoneridge Ranch). (Ordinance 25-17)

5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-14 (County of Sacramento – Antelope 40). (Ordinance 25-18)

6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-526):

- 6144 Hazelhurst LP, or an affiliate thereof, (Hazelhurst Affordable Housing Apartments), City of Los Angeles, County of Los Angeles; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- 7655 San Pedro, LP, or an affiliate thereof, (San Pedro Apartments), City of Los Angeles, County of Los Angeles; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- Thornbridge Holdings, L.P., or an affiliate thereof, (Thornbridge Apartments), City of San Jose, County of Santa Clara; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- Ethos GP I Venture, LP, or an affiliate thereof, (The Crossings Apartments), City of Sunnyvale, County of Santa Clara; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

***Consent Items 4, 5 & 6 were approved together.
Motion by Adams. Seconded by Moreno. 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. Mercy Housing California 91, L.P., a California limited partnership, (The Eliza Apartments), City of Oakland, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-527)

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

- b. 6033 De Soto, LP, a California limited partnership, (The Winslow Apartments), City of Los Angeles, County of Los Angeles, issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-528)

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

- c. BHDC Beverly Apts LLC, or entities related thereto, (Beverly Apartments), City of Rohnert Park, County of Sonoma, issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-529)

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

- d. Community Health Centers of the Central Coast, Inc., Cities of Arroyo Grande, Cambria, Nipomo, Paso Robles and Santa Maria, Counties of San Barbara and San Luis Obispo, issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-530)

This item was pulled from the agenda.

8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. PS 4228 Western Ave, LP, (4228 Western Ave Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-531)

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

9. Approve a Resolution Declaring Consideration to Amend the Rate and Method of Apportionment, List of Authorized Facilities, and Increase the Bond Authorization to \$7,880,000 for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 25-532)

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

10. Authorize the issuance and sale of special tax bonds (BOLD Series 2025B) in an amount not to exceed \$12,970,000 for and on behalf of Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) and approving related agreements and actions. (Resolution 25-533)

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

11. Authorize the issuance and sale of special tax bonds (BOLD Series 2025) in an amount not to exceed \$23,650,000 for and on behalf of Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) and approving related agreements and actions. (Resolution 25-534)

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

C. INFORMATIONAL ITEMS FOR THE CMFA

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

Administrative Issues were discussed.

13. Adjournment.

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



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

Minutes

Friday, November 7, 2025 @ 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.
- | | |
|---|--|
| <input checked="" type="checkbox"/> Mr. Bob Adams (Alt.) | <input checked="" type="checkbox"/> Mr. Andrew Alexander |
| <input checked="" type="checkbox"/> Ms. Joya De Foor | <input checked="" type="checkbox"/> Mr. Marc Grisham |
| <input checked="" type="checkbox"/> Mr. Justin McCarthy | <input checked="" type="checkbox"/> Mr. Louis McClure (Alt.) |
| <input checked="" type="checkbox"/> Ms. Deborah Moreno (Alt.) | <input checked="" type="checkbox"/> Mr. Joseph Tanner (Alt.) |

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

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

Motion by Tanner. Seconded by Alexander. 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 AbilityPath. Motion by Tanner. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Adonai. Motion by Alexander. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Assistance League of Saddleback Valley. Motion by Alexander. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$40,000 grant to Dayle McIntosh Center for the Disabled. Motion by Alexander. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$50,000 grant to Down Syndrome Association of Orange County. Motion by McCarthy. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$50,000 grant to Inland Valley Down Syndrome Association. Motion by McCarthy. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Movember Foundation; restricted to their operations in California. Motion by McCarthy. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Project Independence. Motion by Tanner. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$95,000 grant to SFR Community Fund Inc. Motion by Grisham. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Stop Soldier Suicide, Inc.; restricted to their California operations. Motion by De Foor. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to We Are Up; restricted to their housing program for adults with autism and other disabilities. Motion by Tanner. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to White Pony Express. Motion by Tanner. Seconded by Grisham. 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 Tanner. Seconded by Alexander. Motion carries unanimously, without abstentions.