



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Minutes

Friday, January 9, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</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 type="checkbox"/>	Ms. Joya De Foor	<input checked="" type="checkbox"/>	Mr. Marc Grisham
<input checked="" type="checkbox"/>	Mr. Justin McCarthy (Alt.)	<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. Louis McClure served as Chair. The meeting was called to order.*

*Executive Director, Edward Becker was in attendance. John Stoecker, Ben Barker, Anthony Stubbs, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair, Crystal Liu, Karen Harvey, Kirsten Borgquist and Wailea Pukahi 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 CMFA

#### Consent:

4. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grants. (Resolution 26-001):

- CG Bennington, LP, (Bennington Apartments), City of Fairfield, County of Solano; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- Langdon Park Capital & Standard Real Estate Investments, or an affiliate, (The Collective 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.
- Redwood Square Owner LLC, (Redwood Square Apartments), City of Sacramento, County of Sacramento; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

5. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:

- 1141 N. Vermont NH LP, (1141 N. Vermont Avenue Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-002)
- 2933 8<sup>th</sup> LLLP, (8<sup>th</sup> Street Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-003)
- 12<sup>th</sup> Street 19 LLLP, (12<sup>th</sup> Street Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-004)
- 130 Alexandria LLLP, (Alexandria II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-005)
- Ardmore 19 LLLP, (Ardmore Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-006)

- f. Ave 55 19 LLLP, (Avalon Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-007)
  - g. 861 Fedora LLLP, (Fedora Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-008)
  - h. 516 Harvard LLLP, (Harvard Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-009)
  - i. 5200 Hollywood LLLP, (Hollywood Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-010)
  - j. Kenmore II 20 LLLP, (Kenmore II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-011)
  - k. 915 S Kenmore LLLP, (Kenmore III Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-012)
  - l. 530 Kingsley LLLP, (Kingsley Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-013)
  - m. 5406 Lexington LLLP, (Lexington Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-014)
  - n. Manhattan 20 LLLP, (Manhattan I & II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-015)
  - o. Mariposa 20 LLLP, (Mariposa I Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-016)
  - p. 750 Mariposa LLLP, (Mariposa III Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-017)
  - q. 520 Mariposa LLLP, (Mariposa IV Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-018)
  - r. Monte Vista 19 LLLP, (Monte Vista Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-019)
  - s. Oxford 20 LLLP, (Oxford II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-020)
  - t. Highland 19 LLLP, (Parkview Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-021)
  - u. Western 19 LLLP, (Western Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-022)
  - v. 132 Westmoreland LLLP, (Westmoreland Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-023)
6. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Ordinance 25-19)
  7. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-17 (City of Manteca – Hat Ranch). (Ordinance 25-20)
  8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murieta Hills). (Ordinance 25-21)

***Consent Items 4, 5, 6, 7, and 8 were approved together.***

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

**Regular Agenda:**

9. Declare the CMFA’s intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. The Foundry Porterville, LP, (The Foundry Porterville Apartments), City of Porterville, County of Tulare; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-024)

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

- b. Samuelian Group, LLC, or an affiliate, (Roscoe Apartments), City of Los Angeles, County of Los Angeles; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-025)

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

- c. Campbell Church Affordable, L.P., (Campbell Church Affordable Apartments), City of Campbell, County of Santa Clara; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-026)

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

- d. Tupelo LP, (Tupelo Family Apartments), City of Woodland, County of Yolo; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-027)

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

- e. Geneva Cho, LLC, or an affiliate, (Geneva Apartments), City of Los Angeles, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-028)

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

- 10. 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. Monterey Peninsula Airport District, (Monterey Airport Terminal Project), Monterey Peninsula Airport District, County of Monterey, issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-029)

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

- b. 136 River Apartments Investors, L.P., a California limited partnership, (136 River Apartments), City of Santa Cruz, County of Santa Cruz; issue or reissue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-030)

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

- c. Villa Verde I, L.P., a California limited partnership, (Villa Verde Apartments), City of Coachella, County of Riverside; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-031)

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

- d. Rancho Sierra I, LP, a California limited partnership, (Rancho Sierra Senior Apartments), Unincorporated Ventura County; issue up to \$25,748,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-032)

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

- e. El Camino PA, L.P., a California limited partnership, (El Camino Real Multifamily Apartments), City of Palo Alto, County of Santa Clara; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-033)

***Motion by Grisham. Seconded by Alexander. 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. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area; Lennar Homes of California, LLC. (Resolution 26-034)

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

- b. California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge); Fieldstone Communities, LLC. (Resolution 26-035)

*Motion by Adams. Seconded by Alexander. 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. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area; incur up to \$25,600,000 of indebtedness; Lennar Homes of California, LLC. (Resolution 26-036)

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

- b. California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge); incur up to \$5,400,000 of indebtedness; Fieldstone Communities, LLC. (Resolution 26-037)

*Motion by Adams. Seconded by Grisham. 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

*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, January 9, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> 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 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
<input type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner (Alt.)

*The board members denoted in attendance above represented a quorum. Louis McClure served as Chair. The meeting was called to order.*

*Executive Director, Edward Becker was in attendance. John Stoecker, Ben Barker, Anthony Stubbs, Travis Cooper, and Jarod Suzuki attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair, Crystal Liu, Karen Harvey, Kirsten Borgquist and Wailea Pukahi 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 \$10,000 grant to A Reason to Survive. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Boys & Girls Club of South Coast Area; restricted to their San Clemente Program. Motion by McCarthy. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$5,000 grant to Bridge Our Youth. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$55,000 grant to Center for Farmworker Families; restricted to the Oaxacan Community Shed. Motion by Alexander. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Desert Haven Enterprises. Motion by Adams. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$65,000 grant to East Los Angeles Community Youth Center. Motion by Alexander. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to For The Child, Inc. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$40,000 grant to Hands of Hope Resources for Homeless Families. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$45,000 grant to Heritage of San Clemente Foundation; \$20,000 is designated for maintenance of the Monument and Park Semper Fi and \$25,000 is designated to the 2<sup>nd</sup> Battalion 4<sup>th</sup> Marines. Motion by McClure. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Hermanitos Unidos-Siblings United FFA. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to MUZEO Foundation. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$10,000 grant to Operation Freedom Paws. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Prostate Cancer Foundation. Motion by McClure. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$120,000 grant to Rodeo Baseball Association. Motion by Grisham. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Smile Farms Inc.; restricted to their operations in California. Motion by Alexander. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$50,000 grant to Sunflower Hill. Motion by Adams. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$70,000 grant to The Lytle Creek Community Center; restricted to assist residents who were recently impacted by the recent storm. Motion by McClure. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Unchained At Last, Inc.; restricted to California. Motion by McClure. Seconded by Adams. Motion carries by unanimous vote, without abstentions.*

*Marc Grisham became an alternate.  
Joseph Tanner became a voting member.*

*The Board, by unanimous vote, approved a \$45,000 grant to California Breastfeeding Coalition. Motion by Adams. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$30,000 grant to Save Mount Diablo. Motion by Tanner. Seconded by Alexander. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$50,000 grant to Special Olympics Northern California, Inc. Motion by McClure. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Workshops for Warriors, Inc. Motion by Adams. Seconded by Tanner. 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 Adams. Motion carries unanimously, without abstentions.*