



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, March 13, 2026 @ 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.

- 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 and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Katrina Dair, Crystal Liu, 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 Tanner. 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 26-134): a. N31GP LP, or an affiliate thereof, (12342 Osborne Place 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. b. TAP BFR ACQUISITIONS, LLC, or an affiliate thereof, (220 Humboldt Ct. 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. c. AH 1408 Jefferson LP, or an affiliate thereof, (1408 Jefferson 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. 5. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program: a. 6942 Baird LP, (Baird Affordable Housing Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-135) 6. Authorize a Resolution Authorizing an Amended and Restated Regulatory Agreement and a New Regulatory Agreement Related to the Financing of Drake Avenue Apartments and Shoreline Apartments, Unincorporated Area of Marin County and Mill Valley, County of Marin. (Resolution 26-136)

7. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area. (Ordinance 26-02)
8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge). (Ordinance 26-03)
9. Approve Sponsorship of The CVHC Annual Giving Program

Consent Items 4, 5, 6, 7, 8 and 9 were approved together.

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

Regular Agenda:

10. Declare the CMFA’s intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. 11021 W. Pico Preservation LLC, or an affiliate thereof, (11001 W. Pico Blvd Apartments), City of Los Angeles, County of Los Angeles; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-137)

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

- b. Orcem California Inc., City of Los Angeles, County of Los Angeles; issue up to \$250,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-138)

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

- c. TAP BFR ACQUISITIONS, LLC, or an affiliate thereof, (Palmdale Townhome Project), City of Palmdale, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-139)

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

- d. TAP BFR ACQUISITIONS, LLC, or an affiliate thereof, (220 Humboldt Ct Apartments), City of Sunnyvale, County of Santa Clara; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-140)

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

11. 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. Elowen Oak LP, a California limited partnership, (Elowen Oak Apartments), Town of Windsor, County of Sonoma; issue or reissue up to \$32,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-141)

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

- b. PRG – Potrero Properties LLC, (Potrero Yard Modernization Project), City and County of San Francisco; issue up to \$900,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-142)

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

12. 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. 2026-6 (City of Riverbank – River’s Edge); LGI Homes - California, LLC. (Resolution 26-143)

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

- b. California Municipal Finance Authority Community Facilities District No. 2026-8 (City of Victorville – Onyx Vistas); Legacy Homes. (Resolution 26-144)

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

- c. California Municipal Finance Authority Community Facilities District No. 2026-9 (City of San Bruno – Highland Ridge); City Ventures Homebuilding, LLC. (Resolution 26-145)

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

13. 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. 2026-6 (City of Riverbank – River’s Edge); incur up to \$2,800,000 of indebtedness; LGI Homes - California, LLC. (Resolution 26-146)

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

- b. California Municipal Finance Authority Community Facilities District No. 2026-8 (City of Victorville – Onyx Vistas); Legacy Homes; incur up to \$6,880,000 of indebtedness; Legacy Homes. (Resolution 26-147)

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

- c. California Municipal Finance Authority Community Facilities District No. 2026-9 (City of San Bruno – Highland Ridge); incur up to \$5,400,000 of indebtedness; City Ventures Homebuilding, LLC. (Resolution 26-148)

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

14. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Modesto 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. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 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. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-149)

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

- c. Approve Resolution determining necessity to incur up to \$19,600,000 (\$5,600,000 for Improvement Area No. 1 and \$14,000,000 for Future Annexation Area) of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-150)

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

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-151)

Motion by Grisham. Seconded by Tanner. 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. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-152)

Motion by McClure. Seconded by Grisham. 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. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Ordinance 26-04)

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

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. FPPC Statement of Economic Interest

Administrative Issues were discussed.

16. Adjournment.

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



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

Minutes

Friday, March 13, 2026 @ 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 type="checkbox"/> Mr. Bob Adams	<input 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 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. 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 and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Ron Lee, of Jones Hall LLP, attended virtually as counsel to the Authority. Katrina Dair, Crystal Liu, 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 Tanner. Seconded by Grisham. 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 \$15,000 grant to A Better Way, Inc. Motion by Grisham. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Anaheim Community Foundation; restricted to the EMT Scholarship Program. Motion by Grisham. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$40,000 grant to Arise-Los Angeles. Motion by De Foor. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$45,000 grant to Build Futures. Motion by De Foor. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$60,000 grant to Colette's Children's Home, Inc. Motion by Tanner. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$85,000 grant to Down Syndrome Association of Central California. Motion by McClure. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$65,000 grant to For Families of Active Military. Motion by De Foor. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$35,000 grant to Friends of Big Bear Valley. Motion by McClure. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$45,000 grant to Furnishing Hope, Inc. dba FH Home. Motion by De Foor. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$85,000 grant to John Swett Education Foundation. Motion by Grisham. Seconded by McClure. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Loaves and Fishes of Contra Costa. Motion by Grisham. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Opportunity Junction, Inc. Motion by Grisham. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$75,000 grant to Oscar De La Hoya Foundation. Motion by McClure. Seconded by De Foor. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Social & Environmental Entrepreneurs (SEE), Inc.; restricted to the Sowing Seeds of Change Transformative Training Center and to be limited to the Long Beach urban farm. Motion by De Foor. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$90,000 grant to The Pleasant Hill Community Foundation. Motion by Tanner. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Working Wardrobes for a New Start dba Working Wardrobes. Motion by De Foor. Seconded by Tanner. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Community Action Partnership of San Bernardino County. Motion by Tanner. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Mendocino Food & Nutrition Program - The Fort Bragg Food Bank. Motion by Tanner. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Redwood Empire Food Bank. Motion by Tanner. Seconded by Grisham. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$20,000 grant to Yolo Food Bank. 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 Grisham. Seconded by Tanner. Motion carries unanimously, without abstentions.