



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Minutes

Friday, May 8, 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 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

*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 and Travis Cooper attended as financial advisors to the Authority. Ron Lee and Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ben Meeker, 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 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 26-224):
  - a. Positive Investments, Inc., or an affiliate thereof, (Guava Gardens Apartments), City of La Mesa, County of San Diego; 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. PR TIG BENT TREE, LP, (Bent Tree Apartments), Unincorporated County of Sacramento; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-225)
  - b. 6144 Hazelhurst LP, (Hazelhurst Affordable Housing Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-226)
  - c. River Village 1845, LP (Elan River Village Apartments), City of Escondido, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-227)
6. Approve Resolution authorizing certain amendments to the line of credit from Royal Bank of Canada and related amendments and documents. (Resolution 26-228)
7. Approve Resolution authorizing a Fifth Amended and Restated Account Pledge and Security Agreement for the line of credit from Royal Bank of Canada, and related matters, and ratifying actions taken in connection therewith. (Resolution 26-229)

8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-6 (City of Riverbank – River's Edge). (Ordinance 26-07)
9. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-8 (City of Victorville – Onyx Vistas). (Ordinance 26-08)
10. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-9 (City of San Bruno – Highland Ridge). (Ordinance 26-09)
11. Approve Sponsorship for the CCAH Spring & Fall Conferences.
12. Approve Sponsorship for BETA 2026-Builder Expo with Trades & Associates.

***Consent Items 4, 5, 6, 7, 8, 9, 10, 11 and 12 were approved together.***

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

**Regular Agenda:**

13. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Lado Del Rio 2026 LP, (Lado Del Rio Apartments), City of Hollister, County of San Benito; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-230)

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

- b. Vanden Cove Housing, LP, (Vanden Cove Apartments), City of Vacaville, County of Solano; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-231)

***This item was pulled from the Agenda.***

- c. Berkeley Senior Recap, L.P., (Berkeley Senior Recap Apartments), City of Berkeley, County of Alameda; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-232)

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

- d. Sugar Pine Phase 2B Housing Partners, L.P., (Sugar Pine Village Phase 2B Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-233)

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

- e. JKL Building A Housing Partners, LP, (430 Broadway Building A Apartments), City of Oakland, County of Alameda; issue up to \$22,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-234)

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

- f. Community HousingWorks, or an affiliate thereof, (3374 E. Shields Apartments), City of Fresno, County of Fresno; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-235)

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

- g. Linc 3590, LP, (3590 Elm Apartments), City of Long Beach, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-236)

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

- h. Hillcrest Wildflower, LP, (Antioch Wildflower Apartments), City of Antioch, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-237)

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

- i. Chatham Preservation, LP, (Chatham Village Apartments), City of Tustin, County of Orange; issue up to \$110,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-238)

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

- j. SLT 6100 Main, LP, (61<sup>st</sup> & Main Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-239)

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

- k. Chestnut Linden Affordable, LP, (Chestnut Linden Apartments), City of Oakland, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-240)

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

- l. 1928 Federal LP, (1928 Federal Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-241)

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

- m. Rocklin Pacific Associates, LP, (Sierra Wilds Apartments), City of Rocklin, County of Placer; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-242)

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

- n. Palm Springs Pacific Associates, LP, (San Rafael Apartments), City of Palm Springs, County of Riverside; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-243)

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

- o. Manteca Pacific Associates, LP, (Airport Way Apartments), City of Manteca, County of San Joaquin; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-244)

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

- p. La Quinta Pacific Associates, LP, (Vista Coralina Apartments), City of La Quinta, County of Riverside; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-245)

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

- q. Fremont Capital Associates, LP, (Capital Apartments), City of Fremont, County of Alameda; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-246)

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

- r. USA Properties Fund, Inc., (Rancho Mirage Apartments), City of Rancho Mirage, County of Riverside; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-247)

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

- s. HK Community Partners, LP, (Hollywood Knickerbocker Apartments), City of Los Angeles, County of Los Angeles; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-248)

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

- t. Rise CDRS, LP, (CDRS Family Housing Apartments), City of San Diego, County of San Diego; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-249)

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

- u. Terrex Development Corporation, or an affiliate thereof, (National City Park Apartments C2), City of National City, County of San Diego; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-250)

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

- v. MP Metro Associates LP, (Watsonville Metro Apartments), City of Watsonville, County of Santa Cruz; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-251)

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

- w. Cloud The Alameda, LP, (Cloud The Alameda Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-252)

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

- x. Liora Owner LP, (The Liora Apartments), City of Rancho Cordova, County of Sacramento; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-253)

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

- y. 11043 Hartsook, LP, (Hartsook Apartments), City of Los Angeles, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-254)

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

- z. VHB Casa de Bella, L.P., (Casa de Bella Apartments), Census Designated Place of Delhi, County of Merced; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-255)

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

- aa. Golden Gate Village Phase II, L.P., (Golden Gate Village Phase II Apartments), Census Designated Place of Marin City, County of Marin; issue up to \$160,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-256)

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

- bb. West Sacramento Gateway, LP, (MOSA @ Gateway Apartments), City of West Sacramento, County of Yolo; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-257)

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

- cc. Salinas Parcel B Family Housing, LP, (Salinas Parcel B Family Apartments), City of Salinas, County of Monterey; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-258)

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

- dd. River Oaks Village Investors, L.P., (211 River Oaks Apartments), City of San Jose, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-259)

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

- ee. Mercy Housing California 118, L.P., (Pleasant Grove Apartments – Phase II), City of Roseville, County of Placer; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-2560)

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

- ff. 8811 Reading LP, (8811 Reading Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-261)

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

- gg. 5642 Riverton LP, (5642 Riverton Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-262)

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

- hh. Greenwood, LP, (Greenwood Colorado Apartments), City of Pasadena, County of Los Angeles; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-263)

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

- ii. 1755 Logan LP, (La Entrada Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-264)

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

14. 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. 3720 E. Ventura Ave., L.P., a California limited partnership, (Ventura Family Apartments), City of Fresno, County of Fresno; issue or reissue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-265)

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

- b. Rocklin Sierra 703, L.P., a California limited partnership, (The Steven Apartments), City of Rocklin, County of Placer; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-266)

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

- c. RP Baler Place LP, a California limited partnership, (Baler Place Apartments), Unincorporated County of San Benito; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-267)

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

- d. Tustin 738, L.P., a California limited partnership, (USA Tustin Legacy – Building 5&6 Apartments), City of Tustin, County of Orange; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-268)

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

- e. Fremont 731, L.P., a California limited partnership, (Centerville Plaza Apartments), City of Fremont, County of Alameda; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-269)

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

- f. San Jose Trimble Associates, LP, a California limited partnership, (Trimble Apartments), City of San Jose, County of Santa Clara; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-270)

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

- g. FH Kings Garden LIHTC LP, a California limited partnership, (Kings Garden Apartments), City of Hanford, County of Kings; issue up to \$48,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-271)

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

- h. Haley Hillside Housing Associates, LP, a California limited partnership, (Haley Ranch Estates & Hillside Village Apartments), City of Poway, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-272)

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

- i. Park View Terrace Housing Associates, LP, a California limited partnership, (Park View Terrace II Apartments), City of Poway, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-273)

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

- j. Eden Palms, L.P., a California limited partnership, (Eden Palms Apartments), City of San Jose, County of Santa Clara; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-274)

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

- k. Cypress Place at Garden City II, L.P., a California limited partnership, (Cypress Place at Garden City Phase II Apartments), City of Oxnard, County of Ventura; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-275)

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

- l. San Ysidro Pacific Associates, LP, a California limited partnership, (Trolley Stop Apartments), City of San Diego, County of San Diego; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-276)

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

- m. Plummer Village Apartments LP, a California limited partnership, (Plummer Village Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-277)

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

- n. Penn Valley Pacific Associates II, a California limited partnership, (Lone Oak Senior Apartments II), Census-Designated Place of Penn Valley, County of Nevada; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-278)

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

- o. Rancho Cordova Owner, LP, a California limited partnership, (Asteria Flats Apartments), City of Rancho Cordova, County of Sacramento; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-279)

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

- p. Colorado Crest LP, a California limited partnership, (Colorado Crest Apartments), City of Pasadena, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-280)

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

- q. 525 Water Street LP, a California limited partnership, (The Tides Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-281)

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

- r. Fox Recap, L.P., a California limited partnership, (Fox Courts Apartments), City of Oakland, County of Alameda; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-282)

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

- s. Verner 6430, LLC, a California limited partnership, (Copper Creek Apartments), Unincorporated County of Sacramento; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-283)

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

- t. Thornton Affordable Housing, L.P., (Thornton & Post), City of Fremont, County of Alameda; issue up to \$73,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-284)

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

- 15. 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. 2026-11 (City of Lancaster – Desert Vista) Improvement Area No. 1 and Future Annexation Area; K. Hovnanian Communities, Inc. (Resolution 26-285)

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

- b. California Municipal Finance Authority Community Facilities District No. 2026-13 (City of Roseville – Roseville Lofts); C&P Development LLC. (Resolution 26-286)

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

- c. California Municipal Finance Authority Community Facilities District No. 2026-16 (City of Roseville – FD-21); Lennar Homes of California, Inc. (Resolution 26-287)

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

- d. California Municipal Finance Authority Community Facilities District No. 2026-17 (City of Rocklin – Quarry Row); KB Home. (Resolution 26-288)

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

- e. California Municipal Finance Authority Community Facilities District No. 2026-18 (City of Sebastopol – Canopy); City Ventures Homebuilding, LLC. (Resolution 26-289)

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

***Joya De Foor joined the meeting and became the Chair.  
Justin McCarthy became an Alternate.***

- 16. 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. 2026-11 (City of Lancaster – Desert Vista) Improvement Area No. 1 and Future Annexation Area; incur up to \$5,900,000 (\$4,100,000 for Improvement Area No. 1 and \$1,800,000 for Future Annexation Area) of indebtedness; K. Hovnanian Communities, Inc. (Resolution 26-290)

***Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions. McClure assumed the role of Chairperson for the remainder of the meeting.***

- b. California Municipal Finance Authority Community Facilities District No. 2026-13 (City of Roseville – Roseville Lofts); incur up to \$2,000,000 of indebtedness; C&P Development LLC. (Resolution 26-291)

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

- c. California Municipal Finance Authority Community Facilities District No. 2026-16 (City of Roseville – FD-21); incur up to \$22,600,000 of indebtedness; Lennar Homes of California, Inc. (Resolution 26-292)

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

- d. California Municipal Finance Authority Community Facilities District No. 2026-17 (City of Rocklin – Quarry Row); incur up to \$6,400,000 of indebtedness; KB Home. (Resolution 26-293)

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

- e. California Municipal Finance Authority Community Facilities District No. 2026-18 (City of Sebastopol – Canopy); incur up to \$7,100,000 of indebtedness; City Ventures Homebuilding, LLC. (Resolution 26-294)

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

- 17. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Pittsburg 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. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17).

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

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Resolution 26-295)

***Motion by Grisham. Seconded by Adams. Vote was 4-0 with Tanner abstaining. Motion carries.***

- c. Approve Resolution determining necessity to incur up to \$26,600,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Resolution 26-296)

***Motion by Grisham. Seconded by Adams. Vote was 4-0 with Tanner abstaining. Motion carries.***

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Resolution 26-297)

***Motion by Grisham. Seconded by Adams. Vote was 4-0 with Tanner abstaining. Motion carries.***

- 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. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Resolution 26-298)

***Motion by Grisham. Seconded by Adams. Vote was 4-0 with Tanner abstaining. Motion carries.***

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Ordinance 26-10)

***Motion by Grisham. Seconded by Adams. Vote was 4-0 with Tanner abstaining. Motion carries.***

- 18. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2026A) in an amount not to exceed \$15,155,000, and related issuance and purchase of special tax bonds issued for and on behalf of Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-4 (City of Vacaville – 700 PARC on Main) in an amount not to exceed \$3,370,000, and Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-8 (CCWD – Town Square at Copper Valley) in an amount not to exceed \$2,690,000, and Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2025-11 (County of Yuba – Wheeler Ranch Phase II) in an amount not to exceed \$3,005,000, and California Municipal Finance Authority Community Facilities District No. 2025-15 (City of Escondido – Rosegate) in an amount not to exceed \$1,750,000, and California Municipal Finance Authority Community Facilities District No. 2025-19 (City of Riverbank – Heritage II & Grasslands II) in an amount not to exceed \$1,700,000, and California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge) in an amount not to exceed \$2,640,000 and approving related agreements and actions. (Resolution 26-299)

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

- 19. Approve audit engagement for the FY 2026 audit.

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

**C. INFORMATIONAL ITEMS FOR THE CMFA**

- 20. 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.***

- 21. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY

### Minutes

Friday, May 8, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

The following agenda will be repeated for each of the above-named public agencies:

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.  

<input checked="" 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 (Alt.)
<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

*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. Ron Lee and Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ben Meeker, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS

4. Approve Audit Engagement for the FY 2026 Audit.

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

#### C. INFORMATIONAL ITEMS

5. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY I

### Minutes

Friday, May 8, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

The following agenda will be repeated for each of the above-named public agencies:

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.  

<input checked="" 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 (Alt.)
<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

*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. Ron Lee and Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ben Meeker, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS

4. Approve Audit Engagement for the FY 2026 Audit.

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

#### C. INFORMATIONAL ITEMS

5. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY VII

### Minutes

Friday, May 8, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

The following agenda will be repeated for each of the above-named public agencies:

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.  

<u>  X  </u>	Mr. Bob Adams	<u>      </u>	Mr. Andrew Alexander
<u>  X  </u>	Ms. Joya De Foor	<u>  X  </u>	Mr. Marc Grisham (Alt.)
<u>  X  </u>	Mr. Justin McCarthy	<u>  X  </u>	Mr. Louis McClure
<u>      </u>	Ms. Deborah Moreno	<u>  X  </u>	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. Ron Lee and Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ben Meeker, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS

4. Approve Audit Engagement for the FY 2026 Audit.

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

#### C. INFORMATIONAL ITEMS

5. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY VIII

### Minutes

Friday, May 8, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

The following agenda will be repeated for each of the above-named public agencies:

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.  

<u>  X  </u>	Mr. Bob Adams	<u>      </u>	Mr. Andrew Alexander
<u>  X  </u>	Ms. Joya De Foor	<u>  X  </u>	Mr. Marc Grisham (Alt.)
<u>  X  </u>	Mr. Justin McCarthy	<u>  X  </u>	Mr. Louis McClure
<u>      </u>	Ms. Deborah Moreno	<u>  X  </u>	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. Ron Lee and Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ben Meeker, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS

4. Approve Audit Engagement for the FY 2026 Audit.

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

#### C. INFORMATIONAL ITEMS

5. Adjournment.

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



## CMFA SPECIAL FINANCE AGENCY XII

### Minutes

Friday, May 8, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

The following agenda will be repeated for each of the above-named public agencies:

#### A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.  

<u>  X  </u>	Mr. Bob Adams	<u>      </u>	Mr. Andrew Alexander
<u>  X  </u>	Ms. Joya De Foor	<u>  X  </u>	Mr. Marc Grisham (Alt.)
<u>  X  </u>	Mr. Justin McCarthy	<u>  X  </u>	Mr. Louis McClure
<u>      </u>	Ms. Deborah Moreno	<u>  X  </u>	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. Ron Lee and Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ben Meeker, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

#### B. ACTION ITEMS

4. Approve Audit Engagement for the FY 2026 Audit.

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

#### C. INFORMATIONAL ITEMS

5. Adjournment.

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



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

**Minutes**

Friday, May 8, 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 checked="" 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 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. 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. Ron Lee and Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ben Meeker, 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 Adams. Seconded by Grisham. Motion carries unanimously, without abstentions.*

3. Public Comment.

*None.*

**B. ACTION ITEMS FOR THE FOUNDATION**

4. Approve Audit Engagement for the FY 2026 Audit.

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

5. Discuss and Approve Charitable Donation Recipients.

*The Board, by unanimous vote, approved a \$40,000 grant to Berkeley Special Response Team Support Foundation. Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$45,000 grant to Court Appointed Special Advocates of Contra Costa County. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Disabled Resources Center, Inc. Motion by McCarthy. Seconded by Grisham. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$70,000 grant to Heart of Los Angeles Youth, Inc. Motion by McClure. Seconded by De Foor Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$85,000 grant to Heroes Warehouse. Motion by McCarthy. Seconded by De Foor. Motion carries unanimously, without abstentions.*

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

*The Board, by unanimous vote, approved a \$40,000 grant to Meals on Wheels Diablo Region. Motion by McClure. Seconded by Grisham. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$105,000 grant to New Horizons Career Development Center. Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$25,000 grant to Redlands Educational Partnership. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$20,000 grant to Rock n Our Disabilities Foundation. Motion by McCarthy. Seconded by Grisham. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$120,000 grant to The Forager School. Motion by Adams. Seconded by Gisham. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$45,000 grant to The Winston School of San Diego. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$15,000 grant to Vallejo Symphony Assoc. Motion by Grisham. Seconded by McClure. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$65,000 grant to Volunteers for Veterans Foundation. Motion by De Foor. Seconded by McCarthy. Motion carries unanimously, without abstentions.*

*The Board, by unanimous vote, approved a \$75,000 grant to Yellow Roof Foundation. Motion by De Foor. Seconded by Grisham. Motion carries unanimously, without abstentions.*

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

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

6. Administrative Issues.
  - a. Executive Director Report.

*Administrative Issues were discussed.*

7. Adjournment.

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