CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, June 26, 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.

__X__	Mr. Bob Adams	_____	Mr. Andrew Alexander
_____	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	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, Travis Cooper and Wailea Pukahi attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Anthony Stubbs and Jarod Suzuki attended virtually as financial advisors to the Authority. Katrina Dair, Karen Harvey, 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 McCarthy. 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 26-389):
   a. Studios on Fig LP, (Studios on Fig 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. Casa Del Milagro LP, (Casa Del Milagro 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.
   c. The Trinidad Sylmar LP, (The Trinidad on Fig 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. Angeleno Investment, LP, (Park View by Angeleno Apartments), City of Los Angeles, County of Los Angeles; grant up to $10,000 in a Charitable Affordable Housing grant. (Resolution 26-390)
   b. Guava Gardens Senior Apartments, LP, (Guava Gardens Apartments), City of La Mesa, County of San Diego; grant up to $10,000 in a Charitable Affordable Housing grant. (Resolution 26-391)
   c. La Posada Preservation, L.P., (La Posada Apartments), City of Santa Cruz, County of Santa Cruz; grant up to $10,000 in a Charitable Affordable Housing grant. (Resolution 26-392)

6. Authorize subordination agreements for the CMFA Charitable Affordable Housing Program regulatory agreements relating to the following projects (Resolution 26-393):
   a. SFF 3, LLC, (The Heltsley Apartments FKA SoFi Redwood Park Apartments), City of Redwood City, County of San Mateo

b. SFF 4, LLC, (Terrace View Apartments), City of Daly City, County of San Mateo

7. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-17 (City of Rocklin – Quarry Row). (Ordinance 26-15)

8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-18 (City of Sebastopol – Canopy). (Ordinance 26-16)

9. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-11 (City of Lancaster – Desert Vista) Improvement Area No. 1 and Future Annexation Area. (Ordinance 26-17)

10. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-13 (City of Roseville – Roseville Lofts). (Ordinance 26-18)

11. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-16 (City of Roseville – FD-21). (Ordinance 26-19)

12. Adoption of a Resolution (Resolution 26-394) evidencing Approval of Additional Members of the Authority

13. Approve Non-Profit Memberships for FY 2027

14. Approve Sponsorship for the NPH Affordable Housing Conference

15. Approve Sponsorship for The Bond Buyer California Public Finance Conference

Consent Items 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 were approved together.
Motion by Grisham. Seconded by Tanner. Motion carries unanimously, without abstentions.

Regular Agenda:

16. 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. Vista Park II, L.P., a California limited partnership, (Vista Park II Apartments), City of San Jose, County of Santa Clara; issue up to $25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-395)

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

    b. Santa Maria Orchard Terrace Associates, LP, a California limited partnership, (Orchard Terrace Apartments), Unincorporated area of County of Santa Barbara; issue up to $60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-396)

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

    c. Aspire Apartments LP, a California limited partnership, (Aspire Apartments), City of Oxnard, County of Ventura; issue up to $65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-397)

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

    d. 7556 Woodlake, LP, (West Hills Apartments), City of Los Angeles, County of Los Angeles; issue up to $105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-398)

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

e. Eureka G Street LP, (EaRTH Center Apartments), City of Eureka, County of Humboldt; issue up to $30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-399)

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

f. 3608 South Centinela LP, a California limited partnership, (3608 Centinela Apartments), City of Los Angeles, County of Los Angeles; issue up to $20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-400)

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

g. Sky Castle II, LP, a California limited partnership, (Sky Castle II Apartments), City of Los Angeles, County of Los Angeles; issue up to $100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-401)

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

h. Hillcrest Antioch LP, a California limited partnership, (Antioch Hillcrest Apartments), City of Antioch, County of Contra Costa; issue up to $80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-402)

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

i. 12442 Pacific LP, a California limited partnership, (12442 Pacific Apartments), City of Los Angeles, County of Los Angeles; issue up to $18,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-403)

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

j. Water Replenishment District of Southern California, issue up to $145,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-404)

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

17. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

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

18. Performance and/or Compensation Review of Service Providers.

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

19. Approve the CMFA Internal Controls and Policies and Procedures.

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

CMFA SPECIAL FINANCE AGENCY

Minutes

Friday, June 26, 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.

__X__	Mr. Bob Adams	_____	Mr. Andrew Alexander
_____	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	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, Travis Cooper and Wailea Pukahi attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Anthony Stubbs and Jarod Suzuki attended virtually as financial advisors to the Authority. Katrina Dair, Karen Harvey, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS

4. Designate a Claims Administrator. (Resolution 26-02)

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

5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

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

C. INFORMATIONAL ITEMS

6. Administrative Issues.
   a. Executive Director Report.

Administrative Issues were discussed.

7. Adjournment.

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

CMFA SPECIAL FINANCE AGENCY I

Minutes

Friday, June 26, 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.

__X__	Mr. Bob Adams	_____	Mr. Andrew Alexander
_____	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	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, Travis Cooper and Wailea Pukahi attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Anthony Stubbs and Jarod Suzuki attended virtually as financial advisors to the Authority. Katrina Dair, Karen Harvey, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS

4. Designate a Claims Administrator. (Resolution 26-02)

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

5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

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

C. INFORMATIONAL ITEMS

6. Administrative Issues.
   a. Executive Director Report.

Administrative Issues were discussed.

7. Adjournment.

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

CMFA SPECIAL FINANCE AGENCY VII

Minutes

Friday, June 26, 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.

__X__	Mr. Bob Adams	_____	Mr. Andrew Alexander
_____	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	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, Travis Cooper and Wailea Pukahi attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Anthony Stubbs and Jarod Suzuki attended virtually as financial advisors to the Authority. Katrina Dair, Karen Harvey, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS

4. Designate a Claims Administrator. (Resolution 26-02)

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

5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

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

C. INFORMATIONAL ITEMS

6. Administrative Issues.
   a. Executive Director Report.

Administrative Issues were discussed.

7. Adjournment.

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

CMFA SPECIAL FINANCE AGENCY VIII

Minutes

Friday, June 26, 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.

__X__	Mr. Bob Adams	_____	Mr. Andrew Alexander
_____	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	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, Travis Cooper and Wailea Pukahi attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Anthony Stubbs and Jarod Suzuki attended virtually as financial advisors to the Authority. Katrina Dair, Karen Harvey, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS

4. Designate a Claims Administrator. (Resolution 26-02)

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

5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

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

C. INFORMATIONAL ITEMS

6. Administrative Issues.
   a. Executive Director Report.

Administrative Issues were discussed.

7. Adjournment.

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

CMFA SPECIAL FINANCE AGENCY XII

Minutes

Friday, June 26, 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.

__X__	Mr. Bob Adams	_____	Mr. Andrew Alexander
_____	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	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, Travis Cooper and Wailea Pukahi attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Anthony Stubbs and Jarod Suzuki attended virtually as financial advisors to the Authority. Katrina Dair, Karen Harvey, 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 Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS

4. Designate a Claims Administrator. (Resolution 26-02)

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

5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

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

C. INFORMATIONAL ITEMS

6. Administrative Issues.
   a. Executive Director Report.

Administrative Issues were discussed.

7. Adjournment.

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

CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES

Minutes

Friday, June 26, 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.

_____	Mr. Bob Adams	_____	Mr. Andrew Alexander
__X__	Mr. Bob Adams	_____	Mr. Andrew Alexander
_____	Ms. Joya De Foor	__X__	Mr. Marc Grisham
__X__	Mr. Justin McCarthy	__X__	Mr. Louis McClure
_____	Ms. Deborah Moreno	__X__	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, Travis Cooper and Wailea Pukahi attended as financial advisors to the Authority. Brian Haroldson, of Jones Hall LLP, attended as counsel to the Authority. Anthony Stubbs and Jarod Suzuki attended virtually as financial advisors to the Authority. Katrina Dair, Karen Harvey, 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. Elect Board Members and Officers for the CFPF, CFSC, CMFA and SFAs.

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

5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

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

6. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a $90,000 grant to Cal State Fullerton Philanthropic Foundation; restricted to the Titan Capital Management Program.

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

The Board, by unanimous vote, approved a $30,000 grant to Covenant House California, Inc; restricted to August Day of Service activities. Motion by McCarthy. Seconded by McClure. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $50,000 grant to East Bay Initiative. Motion by Adams. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $35,000 grant to Inyo County Sheriff's Posse Inc. dba Inyo County Search & Rescue. Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $55,000 grant to Los Angeles Academy of Arts and Enterprise. Motion by Grisham. Seconded by McCarthy. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $40,000 grant to Los Angeles Urban League, Inc. Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $80,000 grant to Maya's Music Therapy. Motion by Tanner. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $90,000 grant to Operation Safe House, Inc. Motion by McCarthy. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $25,000 grant to Partners and Advocates for Remarkable Children and Adults. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $20,000 grant to PRIDE Industries. Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $20,000 grant to Project R.I.D.E. Inc. Motion Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $35,000 grant to PS Science. Motion by McCarthy. Seconded by McClure. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $35,000 grant to Rotary Club Foundation of Pittsburg. Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $45,000 grant to Sierra Child and Family Services, Inc. Motion by Adams. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $30,000 grant to The Coach Sarna League. Motion by Adams. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $65,000 grant to The Respite Inn. Motion by Tanner. Seconded by Grisham. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $55,000 grant to The Surfrider Foundation; restricted to California and specifically for their San Diego Beach Program. Motion by McClure. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $50,000 grant to Yuba Sutter Veterans Stand Down. Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions.

The Board, by unanimous vote, approved a $25,000 grant to California Emergency Foodlink. Motion by Grisham. Seconded by Adams. Motion carries unanimously, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

7. Administrative Issues.
   a. Executive Director Report.

Administrative Issues were discussed.

8. Adjournment.

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