

RESOLUTION NO. 2025-204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A PLAN TO REFINANCE REVENUE BONDS ORIGINALLY ISSUED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$170,000,000 TO FINANCE THREE QUALIFIED RESIDENTIAL RENTAL PROJECTS IN THE CITY OF ELK GROVE, TOGETHER THE POPPY GROVE APARTMENTS, OWNED BY POPPY GROVE I, LP; POPPY GROVE II, LP; AND POPPY GROVE III, LP, AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, UrbanCore Development, LLC, a California limited liability company (the “Sponsor”), on behalf of Poppy Grove I, LP, a California limited partnership (“Owner I”); Poppy Grove II LP, a California limited partnership (“Owner II”); and Poppy Grove III LP, a California limited partnership (“Owner III”) (collectively, the “Owners”), has requested that the California Municipal Finance Authority (the “Authority”) reissue one or more series of revenue bonds in an aggregate principal amount not to exceed \$170,000,000 (the “Bonds”), to refinance

- (i) Bonds in an aggregate principal amount not to exceed \$60,000,000, originally issued to finance a 147-unit qualified residential rental project (“Project I”) located in the City of Elk Grove, California (the “City”) located at 10129 Bruceville Road, owned and operated by Owner I,
- (ii) Bonds in an aggregate principal amount not to exceed \$40,000,000, originally issued to finance an 82-unit qualified residential rental project (“Project II”) located in the City at 10139 Bruceville Road, owned and operated by Owner II, and
- (iii) Bonds in an aggregate principal amount not to exceed \$70,000,000, originally issued to finance a 158-unit qualified residential rental project (“Project III”) located in the City at 10149 Bruceville Road, and owned and operated by Owner III;

(collectively, the “Projects”); and

WHEREAS, an “applicable elected representative” of the jurisdiction in which the Projects are located is required to approve the plan to refinance the Bonds under Section 147(f) of the Code; and

WHEREAS, the City Council of the City of Elk Grove (the “City Council”) is the elected legislative body of the City and is an “applicable elected representative” for purposes of Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the plan to refinance the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has held a duly-noticed public hearing regarding the plan to refinance the Bonds, and now desires to approve the plan to refinance the Bonds by the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Elk Grove as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. California Environmental Quality Act (CEQA) Finding

Finding: The activity does not constitute the approval of a project under the California Environmental Quality Act (“CEQA”), and it is exempt from CEQA. (CEQA §15061(b)(3)).

Evidence: The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” CEQA Guidelines §15061(b)(3) describes the Common Sense Exemption that CEQA only applies to projects which “have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The action being taken by the City Council is to adopt a resolution approving the plan to refinance the Bonds by the Authority for the Projects. Such adoption is solely for the purposes of satisfying the requirements of the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), the Code, and the California Government Code Section 6500 (and following). The environmental impacts associated with the Projects were analyzed under a separate CEQA document. This City Council action does not involve the approval of any physical development or activity that would have the potential for causing a significant effect on the environment. Therefore, approval of this resolution does not constitute the approval of a project under CEQA, is exempt from CEQA, and is not subject to further environmental review.

Section 2. The City Council hereby approves the plan to refinance the Bonds by the Authority, including the reissuance of the Bonds originally issued to finance the facilities described herein. It is the purpose and intent of the City Council that this resolution constitute approval of the plan to refinance the Bonds by the Authority for the Projects, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of a governmental unit having jurisdiction over the area in which the Projects are to be located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval by the Authority of all financing documents relating to the Projects to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Projects or any refinancing of the Projects; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Projects; (iii) make

any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. The City Clerk shall forward a certified copy of this Resolution to the Authority in care of its counsel:

Ronald E. Lee, Esq.
Jones Hall LLP
4 W. Fourth Avenue, Suite 406
San Mateo, CA 94402

Section 7. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of October 2025




BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-204

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

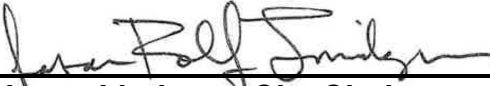
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 22, 2025 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Robles, Brewer, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California