



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Regular Meeting Agenda

Friday, November 16, 2018 @ 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(Alt)  
\_\_\_\_\_ Ms. Paula Connors                \_\_\_\_\_ Ms. Joya De Foor (Alt)  
\_\_\_\_\_ Mr. Justin McCarthy            \_\_\_\_\_ Ms. Deborah Moreno  
\_\_\_\_\_ Ms. Faye Watanabe
2. Approve Minutes of the meeting(s) of the Board on October 26, 2018.
3. Public Comment.

#### B. ACTION ITEMS FOR THE CMFA

4. CONSENT:
  - a. Approval of Meadowbrook Housing Partners, LP, incurring additional debt (taxable) with respect Meadowbrook Apartments (Multifamily Housing Revenue Bonds (Meadowbrook Apartments) 2013 Series A.
  - b. Approve Resolution for the purpose of approving forms of Master Indenture and Assessment Contract for use in Connection with the issuance of PACE Limited Obligation Improvement Bonds for Samas Capital LLC And Approving Related Documents and Matters. (Resolution 18-127)
5. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Lenzen Square Community Partners, LP, (Lenzen Apartments), City of San Jose, County of Santa Clara; issue up to \$23,000,000 in multifamily housing revenue bonds. (Resolution 18-128)
  - b. Madison Park Housing Associates II, LP, (Madison Park Apartments Project), City of Oakland, County of Alameda; issue up to \$33,000,000 in a multifamily housing revenue loan. (Resolution 18-129)
6. 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. Winfield Hill Associates, a California Limited Partnership, (Almaden Lake Apartments), City of San Jose, County of Santa Clara; issue up to \$10,500,000 in multifamily housing revenue notes. (Resolution 18-130)
  - b. Northside Housing Associates, a California Limited Partnership, (Mabuhay Court Apartments), City of San Jose, County of Santa Clara; issue up to \$3,000,000 in multifamily housing revenue notes. (Resolution 18-131)
  - c. Alto Station, Inc., a California Nonprofit Public Benefit Corporation, (Casa Vista Apartments), City of San Rafael, County of Marin; issue up to \$4,000,000 in multifamily housing revenue notes. (Resolution 18-132)

- d. Nairobi Housing Associates, a California Limited Partnership, (Peninsula Park Apartments), City of East Palo Alto, County of San Mateo; issue up to \$10,500,000 in multifamily housing revenue notes. (Resolution 18-133)
- e. Tobria Terrace LLC, (Villa Loma Apartments), City of Carlsbad, County of San Diego; issue up to \$20,000,000 in multifamily housing revenue notes. (Resolution 18-134)
- f. Poinsettia Housing Associates LP, a California Limited Partnership, (Poinsettia Station Apartments), City of Carlsbad, County of San Diego; issue up to \$5,500,000 in multifamily housing revenue notes. (Resolution 18-135)
- g. Santa Alicia Family Housing Associates, a California Limited Partnership, (Santa Alicia Apartments), City of Irvine, County of Orange; issue up to \$5,000,000 in multifamily housing revenue notes. (Resolution 18-136)
- h. Standard Heritage Venture LP, (Heritage Apartments), City of Chula Vista, County of San Diego; issue up to \$50,000,000 in multifamily housing revenue notes. (Resolution 18-137)
- i. Judson Terrace Senior Housing, L.P., (Judson Terrace Homes), City of San Luis Obispo, County of San Luis Obispo; issue up to \$23,000,000 in multifamily housing revenue bonds. (Resolution 18-138)
- j. Welbrook Woodland Hills LLC, (Welbrook Woodland Hills), City of Los Angeles, County of Los Angeles; issue up to \$17,000,000 in taxable senior living revenue bonds. (Resolution 18-139)
- k. CHF-Riverside I, L.L.C., (University of California, Riverside), City of Riverside, County of Riverside; issue up to \$160,000,000 in bonds. (Resolution 18-140)
- l. Brooklyn Basin Associates V, L.P., a California limited partnership, (Paseo Estero 4% Apartments), City of Oakland, County of Alameda; issue up to \$30,000,000 in multifamily housing revenue notes. (Resolution 18-141)
- m. Brooklyn Basin Associates II, L.P., a California limited partnership, (Vista Estero Apartments), City of Oakland, County of Alameda; issue up to \$45,000,000 in multifamily housing revenue notes. (Resolution 18-142)

**C. INFORMATIONAL ITEMS FOR THE CMFA**

- 7. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Internal Policies and Procedures
  - g. Legal Update
  - h. Audits Update
  - i. PACE Update
- 8. Adjournment.

A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by any person with a disability who requires a modification or accommodation in order to participate in the public meeting by contacting Katrina Dair, Senior Accountant, (760) 795-9187, [kdair@cmfa-ca.com](mailto:kdair@cmfa-ca.com), 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

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## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Special Meeting Agenda

Friday, November 16, 2018 @ 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(Alt)  
\_\_\_\_\_ Ms. Paula Connors                \_\_\_\_\_ Ms. Joya De Foor (Alt)  
\_\_\_\_\_ Mr. Justin McCarthy            \_\_\_\_\_ Ms. Deborah Moreno  
\_\_\_\_\_ Ms. Faye Watanabe
2. Public Comment.

#### B. ACTION ITEMS FOR THE CMFA

3. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Eden Housing or affiliate thereof, (Skeels and Villa Ciolino Apartments), City of Morgan Hill, County of Santa Clara; issue up to \$37,000,000 in a multifamily housing revenue bond. (Resolution 18-143)
  - b. Eden Housing or affiliate thereof, (Depot Commons and Willows Apartments), City of Morgan Hill, County of Santa Clara; issue up to \$32,000,000 in a multifamily housing revenue bond. (Resolution 18-144)
  - c. Madison Park Housing Associates II, LP, (Madison Park Apartments Project), City of Oakland, County of Alameda; issue up to \$45,000,000 in a multifamily housing revenue loan. (Resolution 18-129)

#### C. INFORMATIONAL ITEMS FOR THE CMFA

4. Adjournment.

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Signed \_\_\_\_\_.



## CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

### Regular Meeting Agenda

Friday, November 16, 2018 @ 11:00 a.m.

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

#### A. PROCEDURAL ITEMS FOR THE CFSC

1. Call to Order and Roll Call.  
\_\_\_\_\_ Mr. Bob Adams                      \_\_\_\_\_ Mr. Andrew Alexander(Alt)  
\_\_\_\_\_ Ms. Paula Connors                \_\_\_\_\_ Ms. Joya De Foor (Alt)  
\_\_\_\_\_ Mr. Justin McCarthy              \_\_\_\_\_ Ms. Deborah Moreno  
\_\_\_\_\_ Ms. Faye Watanabe
2. Approve Minutes of the meeting(s) of the Board on October 26, 2018.
3. Public Comment.

#### B. ACTION ITEMS FOR THE CFSC

4. Discuss and Approve charitable donation recipients.

#### C. INFORMATIONAL ITEMS FOR THE CFSC

5. Administrative Issues.
  - a. Executive Director Report
  - b. Legal Update
6. Adjournment.

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Signed \_\_\_\_\_.