



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, November 15, 2019 @ 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 25, 2019.
3. Public Comment.

B. ACTION ITEMS FOR THE CMFA

4. CONSENT:
 - a. Adoption of a Resolution (Resolution 19-183) approving Acquisition and Impact Fee Funding Agreement in Connection with Bold Program California Municipal Finance Authority Community Facilities District No. 2019-1 (County of Placer – Placer Vineyards).
5. Ratify inducement certificates of the Executive Director and/or declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Fort Bragg South Street, LP, or an affiliate thereof, (The Plateau Apartments), City of Fort Bragg, County of Mendocino; issue up to \$22,000,000 in multifamily housing revenue bonds. (Resolution 19-184)
 - b. River City Senior Apartments, L.P., or an affiliate thereof, (River City Apartments), City of Petaluma, County of Sonoma; issue up to \$25,000,000 in multifamily housing revenue bonds. (Resolution 19-185)
 - c. CCBA Seniors, L.P., (CCBA Senior Garden Apartments), City of San Diego, County of San Diego; issue up to \$13,000,000 in multifamily housing revenue bonds. (Resolution 19-186)
 - d. CRP Encanto Gateway LP, (Encanto Gateway Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in multifamily housing revenue bonds. (Resolution 19-187)
 - e. VCOR L.P., (Grand View Village Apartments), City of Stockton, County of San Joaquin; issue up to \$32,000,000 in multifamily housing revenue bonds. (Resolution 19-188)
 - f. Folsom Pacific Associates, a California Limited Partnership, (The Parkway Apartments), City of Folsom, County of Sacramento; issue up to \$25,000,000 in multifamily housing revenue bonds. (Resolution 19-189)
 - g. Brawley Pacific Associates III, a California Limited Partnership, (Ocotillo Springs Apartments), City of Brawley, County of Imperial; issue up to \$30,000,000 in multifamily housing revenue bonds. (Resolution 19-190)

- h. Self-Help Enterprises or an affiliate thereof, (Madera Village Apartments), City of Madera, County of Madera; issue up to \$24,000,000 in multifamily housing revenue bonds. (Resolution 19-191)
 - i. Carlsbad Veteran Housing, LP, (Windsor Pointe Apartments), City of Carlsbad, County of San Diego; issue up to \$19,000,000 in multifamily housing revenue bonds. (Resolution 19-192)
 - j. MidPen Housing or an affiliate thereof, (Willow Greenridge Apartments), City of South San Francisco, County of San Mateo; issue up to \$42,000,000 in multifamily housing revenue bonds. (Resolution 19-193)
 - k. Phoenix 801 Pine LP, (The Phoenix Apartments), City of Oakland, County of Alameda; issue up to \$45,000,000 in multifamily housing revenue bonds. (Resolution 19-194)
 - l. Tracy Renewable Energy LLC (Tracy Desalinization Facility), City of Tracy, County of San Joaquin; issue up to \$30,000,000 in revenue bonds. (Resolution 19-195)
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. Red Hill Lutheran Church, City of Tustin, County of Orange; reissue up to \$6,000,000 in revenue bonds. (Resolution 19-196)
 - b. Oak Groves Senior Housing LP, (Oak Grove North and Oak Grove South Apartments), City of Oakland, County of Alameda; issue up to \$75,000,000 in multifamily housing revenue notes. (Resolution 19-197)
 - c. Oak Hill PSH, L.P., (Nova Apartments), City of Oakland, County of Alameda; issue up to \$25,000,000 in multifamily housing revenue bonds. (Resolution 19-198)
 - d. MacArthur PSH, L.P., (Aurora Apartments), City of Oakland, County of Alameda; issue up to \$22,569,939 in multifamily housing revenue bonds. (Resolution 19-199)
 - e. DFA Cottage Village Associates LP, (Cottage Village Apartments), City of Manteca, County of San Joaquin; issue up to \$2,000,000 in multifamily housing revenue bonds. (Resolution 19-200)
 - f. The Sequoyah School, City of Pasadena, County of Los Angeles; issue up to \$3,000,000 in revenue bonds. (Resolution 19-201)
 - g. Adelanto Elementary School District, (Administrative Facility), Cities of Adelanto and Victorville, County of San Bernardino; execution and delivery of \$7,500,000 in certificates of participation and related documents and actions. (Resolution 19-202)
 - h. Claremont Graduate University, City of Claremont, County of Los Angeles; issue up to \$33,500,000 in refunding revenue bonds. (Resolution 19-203)
 - i. CFC – Claremont Properties LLC, (Claremont College Project) City of Claremont, County of Los Angeles; issue up to \$37,000,000 in student housing revenue bonds. (Resolution 19-204)
 - j. Allied 2904 Corvin, L.P., (Calabazas Community Apartments), City of Santa Clara, County of Santa Clara; issue up to \$50,000,000 in multifamily housing revenue bonds. (Resolution 19-205)
7. Consideration of Waiving Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2019-2 (Town of Truckee – Coldstream). (Ordinance 19-05)

8. Authorize the formation of a Community Facilities District in the City of Roseville 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. 2019-5 (City of Roseville – Diamond Creek).
 - b. Approve a Resolution forming California Municipal Finance Authority Community Facilities District No. 2019-5 (City of Roseville – Diamond Creek). (Resolution 19-206)
 - c. Approve a Resolution determining necessity to incur up to \$5,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2019-5 (City of Roseville – Diamond Creek). (Resolution 19-207)
 - d. Approve a Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2019-5 (City of Roseville – Diamond Creek). (Resolution 19-208)
 - e. Secretary announces results of election.
 - f. Approve a Resolution declaring results of a special election and directing recording of notice of special tax lien in and for the California Municipal Finance Authority Community Facilities District No. 2019-5 (City of Roseville – Diamond Creek). (Resolution 19-209)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2019-5 (City of Roseville – Diamond Creek). (Ordinance 19-06)

9. Authorize the formation of a Community Facilities District in the County of Placer 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. 2019-6 (County of Placer – Eureka at Granite Bay).
 - b. Approve a Resolution forming California Municipal Finance Authority Community Facilities District No. 2019-6 (County of Placer – Eureka at Granite Bay). (Resolution 19-210)
 - c. Approve a Resolution determining necessity to incur up to \$2,500,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2019-6 (County of Placer – Eureka at Granite Bay). (Resolution 19-211)
 - d. Approve a Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2019-6 (County of Placer – Eureka at Granite Bay). (Resolution 19-212)
 - e. Secretary announces results of election.
 - f. Approve a Resolution declaring results of a special election and directing recording of notice of special tax lien in and for the California Municipal Finance Authority Community Facilities District No. 2019-6 (County of Placer – Eureka at Granite Bay). (Resolution 19-213)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2019-6 (County of Placer – Eureka at Granite Bay). (Ordinance 19-07).

10. Discuss and Approve retention of Administrative and Financial Advisory Services firm.

C. INFORMATIONAL ITEMS FOR THE CMFA

11. 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

12. 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, 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 4-page agenda was posted at _____ on _____, 2019 at _____ . Signed _____.



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Agenda

Friday, November 15, 2019 @ 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. Ratify inducement certificates of the Executive Director declaring the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. St. Stephens Retirement Center, Inc. (St. Stephens Retirement Center Apartments), City of San Diego, County of San Diego; issue up to \$20,000,000 in multifamily housing revenue bonds. (Resolution 19-214)
 - b. Self-Help Enterprises or an Affiliate thereof, (Sequoia Commons II Apartments), unincorporated community of Goshen, County of Tulare; issue up to \$25,000,000 in multifamily housing revenue bonds. (Resolution 19-215)
 - c. Downtown Madera Housing Associates, a California Limited Partnership, (Downtown Madera Veterans & Family Housing), City of Madera, County of Madera; issue up to \$16,000,000 in multifamily housing revenue bonds. (Resolution 19-216)
 - d. BlueGreen Preservation and Development LLC and or an affiliate thereof, (Adcock Joyner Apartments), City of Oakland, County of Alameda; issue up to \$13,000,000 in multifamily housing revenue bonds (Resolution 19-217)
 - e. Eden Housing or an affiliate thereof, (La Avenida Apartments), City of Mountain View, County of Santa Clara; issue up to \$55,000,000 in multifamily housing revenue bonds (Resolution 19-218)
 - f. ACI Royal York Inc., (Royal York Mobile Home Park), City of San Bernardino, County of San Bernardino; issue up to \$9,000,000 in revenue bonds. (Resolution 19-219)

C. INFORMATIONAL ITEMS FOR THE CMFA

4. Adjournment.

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This 2-page agenda was posted at _____ on _____, 2019 at _____ . Signed _____.



CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

Regular Meeting Agenda

Friday, November 15, 2019 @ 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 25, 2019.
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
6. Adjournment.

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This 1-page agenda was posted at _____ on _____, 2019 at _____ . Signed _____.