



## 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](mailto: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 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.

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.

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