



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, January 29, 2021 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011; and 13838 Meadow Lane,
Lytle Creek, CA 92358-0239 (Posted Only; Dial in below to Participate)

Telephonic Meeting Only: Dial in Number: (669) 900-6833 Access Code: 84671819008#

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 January 15, 2021.
3. Public Comment.

B. ACTION ITEMS FOR THE CMFA

4. Consent:
 - a. Posada de Colores LP, (Posada de Colores Apartments), City of Oakland, County of Alameda; reissue up to \$20,592,443 in multi-family housing revenue bonds. (Resolution 21-035)
 - b. 3706 San Pablo Emeryville, L.P., (3706 San Pablo Apartments), Cities of Emeryville and Oakland, County of Alameda; reissue up to \$39,559,500 in multi-family housing revenue obligations. (Resolution 21-036)
5. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. USA Properties Fund, Inc., (College Creek Apartments), City of Santa Rosa, County of Sonoma; issue up to \$50,000,000 in multifamily housing revenue bonds. (Resolution 21-037)
 - b. USA Properties Fund, Inc., (Marina Dunes Apartments), City of Marina, County of Monterey; issue up to \$45,000,000 in multifamily housing revenue bonds. (Resolution 21-038)
 - c. Palm Terrace II, L.P., (Palm Terrace II Apartments), City of Lindsay, County of Tulare; issue up to \$18,000,000 in multifamily housing revenue bonds. (Resolution 21-039)
 - d. Sunnyvale Block 15 Housing Partners, L.P., (Sunnyvale Block 15 Apartments), City of Sunnyvale, County of Santa Clara; issue up to \$55,000,000 in multifamily housing revenue bonds. (Resolution 21-040)
 - e. CRP Arbor View Apartments LP, (Arbor View Apartments), City of Fremont, County of Alameda; issue up to \$20,000,000 in multifamily housing revenue bonds. (Resolution 21-041)
 - f. CRP Windsor Residences LP, (Windsor Residences Apartments), Town of Windsor, County of Sonoma; issue up to \$35,000,000 in multifamily housing revenue bonds. (Resolution 21-042)

- g. MP 414 Petaluma Associates, LP, (414 Petaluma Apartments), City of Petaluma, County of Sonoma; issue up to \$40,000,000 in multifamily housing revenue bonds. (Resolution 21-043)
 - h. Satellite Affordable Housing Associates, (Ancora Apartments), City of Oakland, County of Alameda; issue up to \$50,000,000 in multifamily housing revenue bonds. (Resolution 21-044)
 - i. JEMCOR Development Partners, LLC, (Hecker Pass Affordable Apartments), City of Gilroy, County of Santa Clara; Issue up to \$45,000,000 in multifamily housing revenue bonds. (Resolution 21-045)
 - j. Pomona Housing Development, LP, (East End Village Apartments), City of Pomona, County of Los Angeles; Issue up to \$70,000,000 in multifamily housing revenue bonds. (Resolution 21-046)
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. The Learning Choice Academy, a California nonprofit public benefit organization, City of Chula Vista, County of San Diego; issue up to \$12,000,000 in revenue bonds. (Resolution 21-047)
 - b. Villa Lakeshore 2020 LP, a California limited partnership, (Villa Lakeshore Apartments), Community of Lakeside, County of San Diego; issue up to \$10,000,000 in multifamily housing revenue bonds. (Resolution 21-048)
7. Approve consulting agreement with Gradient Real Estate Group, LLC in amount not to exceed \$12,000.

C. INFORMATIONAL ITEMS FOR THE CMFA

- 8. Administrative Issues.
 - a. Executive Director Report
 - b. Marketing Update
 - c. Membership Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. PACE Update
- 9. Adjournment.

Address for public inspection of certain meeting materials distributed to the Board of Directors: 2111 Palomar Airport Road, Suite 320, Carlsbad, California 92011.

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 2-page agenda was posted at _____ on _____, 2021 at _____ . Signed _____ .



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Special Meeting Agenda

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1. Call to Order and Roll Call.
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_____ 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. Voltaire Villas Associates, a California Limited Partnership, (Voltaire Villas), City of Los Angeles, County of Los Angeles; issue up to \$24,000,000 in multifamily housing revenue bonds. (Resolution 21-049)

C. INFORMATIONAL ITEMS FOR THE CMFA

4. Adjournment.

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This 1-page agenda was posted at _____ on _____, 2020 at
_____. Signed _____.