



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, April 30, 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: 83588488514#

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 April 9, 2021.
3. Public Comment.

B. ACTION ITEMS FOR THE CMFA

4. Consent:
 - a. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2020-6 (County of Placer – Placer Vineyards 400). (Ordinance 21-06)
 - 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 21-104)
5. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. CRP Bruce LP, (The Bruce Apartments), City of Elk Grove, County of Sacramento; issue up to \$45,000,000 in tax-exempt revenue bonds. (Resolution 21-105)
 - b. CRP Mountain Elk Villas LP, (Mountain Elk Villas Apartments), City of Elk Grove, County of Sacramento; issue up to \$50,000,000 in tax-exempt revenue bonds. (Resolution 21-106)
 - c. CRP Meridian LP, (The Meridian Apartments), City of Santa Clara, County of Santa Clara; issue up to \$40,000,000 in tax-exempt revenue bonds. (Resolution 21-107)
 - d. Delta Lane Housing Partners II LP (West Gateway Place PH. II Apartments), City of West Sacramento, County of Yolo; issue up to \$27,000,000 in tax-exempt revenue bonds. (Resolution 21-108)
 - e. Jamboree Housing Corporation or an affiliate thereof, (Rancho Las Bolsas Apartments), City of Temecula, County of Riverside; issue up to \$27,000,000 in tax-exempt revenue bonds. (Resolution 21-109)
 - f. DAL Development LLC or an affiliate, (Cathedral Plaza Apartments), City of San Diego, County of San Diego; issue up to \$50,000,000 in tax-exempt revenue bonds. (Resolution 21-110)
 - g. Self-Help Enterprises LLC or an affiliate, (The Lofts at Fort Visalia Apartments), City of Visalia, County of Tulare; issue up to \$25,000,000 in tax-exempt revenue bonds. (Resolution 21-111)

- h. Up Holdings California, LLC or an affiliate, (Northstar Courts Apartments), City of Hanford, County of Kings; issue up to \$30,000,000 in tax-exempt revenue bonds. (Resolution 21-112)
 - i. MirKa Investment LLC or an affiliate, (Murrieta Family Apartments), City of Murrieta, County of Riverside; issue up to \$16,000,000 in tax-exempt revenue bonds. (Resolution 21-113)
- 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. Archway EAH II LP, a California limited partnership, (Archway Commons II Apartments), City of Modesto, County of Stanislaus; issue up to \$30,000,000 in multifamily housing revenue loan. (Resolution 21-114)
 - b. Lancaster 690, L.P., a California limited partnership, (Terracina at Lancaster Apartments), City of Lancaster, County of Los Angeles; issue up to \$41,000,000 in multifamily housing revenue bonds. (Resolution 21-115)
 - c. 95th & International Housing Partners, L.P., a California limited partnership, (95th & International Apartments), City of Oakland, County of Alameda; issue up to \$23,913,000 in multifamily housing revenue loan. (Resolution 21-116)
 - d. 3511 East 12th Street LP, a California limited partnership, (Casa Suenos FKA Fruitvale Transit Station Apartments), City of Oakland, County of Alameda; issue up to \$91,000,000 in multifamily housing revenue loans. (Resolution 21-117)
 - e. MP Midway Associates I, L.P., a California limited partnership, (Midway Village Phase I Apartments), City of Daly City, County of San Mateo; issue up to \$100,000,000 in multifamily housing revenue loans. (Resolution 21-118)
 - f. Baywood Court, a California nonprofit, public benefit corporation, (Baywood Court), census designated place of Castro Valley in an unincorporated area of the County of Alameda; issue up to \$8,000,000 in revenue bonds. (Resolution 21-119)
 - g. CHF-Davis II L.L.C., a limited liability company, (University of California, Davis – Orchard Park), Unincorporated Area of County of Yolo; issue up to \$319,000,000 in revenue bonds. (Resolution 21-120)
- 7. Declare the CMFA’s intention to establish a CMFA Community Facilities District and to levy a special tax to finance certain public facilities therein for the following:
 - a. CMFA Community Facilities District No. 2021-7 (County of Placer – Auburn Douglas Duets); Auburn Douglas Duets, LLC. (Resolution 21-121)
 - b. CMFA Community Facilities District No. 2021-8 (City of Lancaster – Pacific Palacio); Pacific Communities. (Resolution 21-122)
- 8. Declare the CMFA’s intention to incur bonded indebtedness for a CMFA Community Facilities District to finance the acquisition and construction of certain public facilities as follows:
 - a. CMFA Community Facilities District No. 2021-7 (County of Placer – Auburn Douglas Duets); incur up to \$4,070,000 of indebtedness, Auburn Douglas Duets, LLC. (Resolution 21-123)
 - b. CMFA Community Facilities District No. 2021-8 (City of Lancaster – Pacific Palacio); incur up to \$3,500,000 of indebtedness, Pacific Communities. (Resolution 21-124)
- 9. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2021A) in an amount not to exceed \$25,000,000, and related issuance and purchase of special tax bonds issued for and on behalf of Improvement Area No. 1 of CFD No. 2019-2 (Town of Truckee – Coldstream) in amount not to exceed \$2,590,000, Improvement Area No. 2 of CFD No. 2020-3 (City of Elk Grove – Madeira Meadows) in amount not to exceed

\$3,780,000, CFD No. 2020-8 (County of Placer – Eureka Grove) in amount not to exceed \$3,165,000, CFD No. 2020-10 (City of Lincoln – Twelve Bridges) in amount not to exceed \$10,255,000, CFD No. 2021-2 (City of Rancho Cordova – Douglas 98) in amount not to exceed \$3,220,000, and CFD No. 2021-5 (City of Lincoln – Greyson) in amount not to exceed \$1,990,000, and approving related agreements and actions. (Resolution 21-125)

10. Discuss and Approve a Revolving Credit Facility for the Preservation of Private Activity Bond Volume Cap.
11. Discuss and Approve Representatives of Sierra Management Group, LLC.

C. INFORMATIONAL ITEMS FOR THE CMFA

12. Administrative Issues.
 - a. Executive Director Report
 - b. Marketing Update
 - c. Membership Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. PACE Update
13. 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 Alexis Tudor, (760) 940-8922, atudor@cmfa-ca.com, 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 3-page agenda was posted at _____ on _____, 2021 at _____ . Signed _____ .



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Agenda

Friday, April 30, 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: 83588488514#

A. PROCEDURAL ITEMS FOR THE CMFA

- 1. Call to Order and Roll Call.

_____ Mr. Bob Adams _____ Ms. Paula Connors _____ Mr. Justin McCarthy _____ Ms. Faye Watanabe	_____ Mr. Andrew Alexander(Alt.) _____ Ms. Joya De Foor (Alt.) _____ Ms. Deborah Moreno
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- 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. Coachella Valley Housing Coalition or an affiliate, (Vista Sunrise II Apartments), City of Palm Springs, County of Riverside; issue up to \$18,000,000 in tax-exempt revenue bonds. (Resolution 21-126)
 - b. Indio Pacific Associates II, LP, (Arroyo Crossing II Apartments), City of Indio, County of Riverside; issue up to \$50,000,000 in tax-exempt revenue bonds. (Resolution 21-127)
 - c. Standard Aspen Wood Venture, LP, (Aspen Wood Apartments), City of San Ramon, County of Contra Costa; issue up to \$50,000,000 in tax-exempt revenue bonds. (Resolution 21-128)
 - d. Madrone Terrace, LP, (Madrone Terrace Apartments), City of San Leandro, County of Alameda; issue up to \$60,000,000 in tax-exempt revenue bonds. (Resolution 21-129)

C. INFORMATIONAL ITEMS FOR THE CMFA

- 4. Adjournment.

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CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

Regular Meeting Agenda

Friday, April 30, 2021 @ 10:00 a.m.

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Lytle Creek, CA 92358-0239 **(Posted Only; Dial in below to Participate)**

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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 April 9, 2021.
- 3. Public Comment.

B. ACTION ITEMS FOR THE CFSC

- 4. Discuss and Approve charitable donation recipients.
- 5. Discuss and Approve Representatives of Sierra Management Group, LLC.

C. INFORMATIONAL ITEMS FOR THE CFSC

- 6. Administrative Issues.
 - a. Executive Director Report
- 7. Adjournment.

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