



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, August 27, 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 88529188901#

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 August 6, 2021.
3. Public Comment.

B. ACTION ITEMS FOR THE CMFA

4. Consent:
 - a. Lycee International de Los Angeles, City of Burbank, County of Los Angeles; authorize the execution of Amendments to Certain Loan Agreements, in the original aggregate principal amount of \$12,00,000. (Resolution 21-187)

Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

- b. 333 Monterey, L.P. or another entity created by HumanGood Affordable Housing, (The Gardens Apartments), City of Glendale, County of Los Angeles; issue up to \$30,000,000 in tax-exempt revenue bonds. (Resolution 21-188)
- c. Cathedral Plaza Housing Partners, LP, (Cathedral Plaza Apartments), City of San Diego, County of San Diego; issue up to \$55,000,000 in tax-exempt revenue bonds. (Resolution 21-189)
- d. Meta Housing Corporation or an affiliate thereof, (Chatsworth Family Apartments), Chatsworth area of the City of Los Angeles, County of Los Angeles; issue up to \$80,000,000 in tax-exempt revenue bonds. (Resolution 21-190)
- e. Orland Family Associates, a California Limited Partnership, (Woodward Family Apartments), City of Orland, County of Glenn; issue up to \$16,000,000 in tax-exempt revenue bonds. (Resolution 21-191)
- f. Plumas Lake Pacific Associates, a California Limited Partnership, (River Oaks Family Apartments), Census Designated Place of Plumas Lake, County of Yuba; issue up to \$25,000,000 in tax-exempt revenue bonds. (Resolution 21-192)
- g. Wheatland Pacific Associates, a California Limited Partnership, (Bear Ridge Family Apartments), City of Wheatland, County of Yuba; issue up to \$25,000,000 in tax-exempt revenue bonds. (Resolution 21-193)
- h. Milpitas Pacific Associates, a California Limited Partnership, (308 Sango Apartments), City of Milpitas, County of Santa Clara; issue up to \$47,000,000 in tax-exempt revenue bonds. (Resolution 21-194)
- i. San Diego Pacific Associates, a California Limited Partnership, (Alvarado Creek Apartments), City of San Diego, County of San Diego; issue up to \$85,000,000 in tax-exempt revenue bonds. (Resolution 21-195)

- j. 9th Street E. Housing, LP, (Bana at Palmdale Apartments), City of Palmdale, County of Los Angeles; issue up to \$14,000,000 in tax-exempt revenue bonds. (Resolution 21-196)
- k. LINC Housing or an affiliate thereof, (515 Pioneer Drive Apartments), City of Glendale, County of Los Angeles; issue up to \$90,000,000 in tax-exempt revenue bonds. (Resolution 21-197)
- l. UPH Crossroads, LP, (Crossroads Village Apartments), City of Fresno, County of Fresno; issue up to \$35,000,000 in tax-exempt revenue bonds. (Resolution 21-198)
- m. BRIDGE Housing Corporation or an affiliate thereof, (Aviara East Apartments), City of Carlsbad, County of San Diego; issue up to \$25,000,000 in tax-exempt revenue bonds. (Resolution 21-199)
- n. Rocklin 688, L.P., (Terracina at Whitney Ranch Apartments), City of Rocklin, County of Placer; issue up to \$70,000,000 in tax-exempt revenue bonds. (Resolution 21-200)
- o. Monamos Terrace LP., (Monamos Terrace Apartments), City of Murrieta, County of Riverside; issue up to \$47,000,000 in tax-exempt revenue bonds. (Resolution 21-201)
- p. Mirka Investments, LLC or an affiliate thereof, (Mirka Town Center Homes), City of Carlsbad, County of San Diego; issue up to \$10,000,000 in tax-exempt revenue bonds. (Resolution 21-202)
- q. Mercy Housing California 107, L.P., (Villa St. Joseph Apartments), City of Orange, County of Orange; issue up to \$25,000,000 in tax-exempt revenue bonds. (Resolution 21-203)
- r. Elk Grove Laguna Pacific Associates, a California Limited Partnership, (The Lyla Apartments), City of Elk Grove, County of Sacramento; issue up to \$85,000,000 in tax-exempt revenue bonds. (Resolution 21-204)
- s. Holtville Senior Associates, a California Limited Partnership, (Sunset Rose Senior Apartments), City of Holtville, County of Imperial; issue up to \$15,000,000 in tax-exempt revenue bonds. (Resolution 21-205)
- t. Orland Senior Associates, a California Limited Partnership, (Liberty Bell Courtyards Apartments), City of Orland, County of Glenn; issue up to \$15,000,000 in tax-exempt revenue bonds. (Resolution 21-206)
- u. Mainline North 701, L.P., (Mainline North Apartments), City of Santa Clara, County of Santa Clara; issue up to \$40,000,000 in tax-exempt revenue bonds. (Resolution 21-207)
- v. Mercy Housing California 101, L.P., (Pleasant Grove Apartments), City of Roseville, County of Placer; issue up to \$40,000,000 in tax-exempt revenue bonds. (Resolution 21-208)
- w. Poppy Grove I LP, (Poppy Grove I Apartments), City of Elk Grove, County of Sacramento; issue up to \$60,000,000 in tax-exempt revenue bonds. (Resolution 21-209)
- x. Poppy Grove II LP, (Poppy Grove II Apartments), City of Elk Grove, County of Sacramento; issue up to \$40,000,000 in tax-exempt revenue bonds. (Resolution 21-210)
- y. Poppy Grove III LP, (Poppy Grove III Apartments), City of Elk Grove, County of Sacramento; issue up to \$70,000,000 in tax-exempt revenue bonds. (Resolution 21-211)
- z. Alliant Strategic Development or an affiliate thereof, (The Residences on Canoga Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt revenue bonds. (Resolution 21-212)
- aa. Alliant Strategic Development or an affiliate thereof, (Farmdale Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt revenue bonds. (Resolution 21-213)
- bb. Alliant Strategic Development or an affiliate thereof, (Topanga Canyon Apartments), City of Los Angeles, County of Los Angeles; issue up to \$55,000,000 in tax-exempt revenue bonds. (Resolution 21-214)
- cc. MM Aviara LP, (Aviara Apartments), City of Santa Rosa, County of Sonoma; issue up to \$55,000,000 in tax-exempt revenue bonds. (Resolution 21-215)

- dd. MP Roseland Village, (Casa Roseland Apartments), City of Santa Rosa, County of Sonoma; issue up to \$50,000,000 in tax-exempt revenue bonds. (Resolution 21-216)
- ee. Many Mansions or an affiliate thereof, (Central Terrace Apartments), City of Oxnard, County of Ventura; issue up to \$45,000,000 in tax-exempt revenue bonds. (Resolution 21-217)
- ff. Newport Partners or an affiliate thereof, (Redwood Glen Apartments), City of Windsor, County of Sonoma; issue up to \$20,000,000 in tax-exempt revenue bonds. (Resolution 21-218)
- gg. Moorpark Casey Road LP, (Vendra Gardens Apartments), City of Moorpark, County of Ventura; issue up to \$75,000,000 in tax-exempt revenue bonds. (Resolution 21-219)
- hh. 2400 Long Beach, L.P., (2400 Long Beach Apartments), City of Long Beach, County of Los Angeles; issue up to \$60,000,000 in tax-exempt revenue bonds. (Resolution 21-220)

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:

- ii. CMFA Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch); Boulder Ridge Estates, LLC, Ridgeview Land Ventures, LLC, Sierra Hills Investors, LLC, and West Bickford Holdings, LLC. (Resolution 21-221)
- jj. CMFA Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West); HomeFed Village 8, LLC. (Resolution 21-222)

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:

- kk. CMFA Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch); incur up to \$246,000,000 of indebtedness, Boulder Ridge Estates, LLC, Ridgeview Land Ventures, LLC, Sierra Hills Investors, LLC, and West Bickford Holdings, LLC. (Resolution 21-223)
- ll. CMFA Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West); incur up to \$128,350,000 of indebtedness, HomeFed Village 8, LLC. (Resolution 21-224)

5. 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. El Centro Pacific Associates II, A California Limited Partnership, (El Dorado Family Apartments II), City of El Centro, County of Imperial; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-225)
- b. Valley Health Team, Inc., Cities of San Joaquin, Kingsburg and Firebaugh, County of Fresno; issue up to \$19,600,000 in tax-exempt revenue bonds. (Resolution 21-226)
- c. The Utility Reform Network (TURN), City of Oakland, County of Alameda; issue up to \$6,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-227)
- d. HumanGood NorCal, HumanGood SoCal and HumanGood Fresno, Cities of Oakland, Redlands, Santa Barbara, Bakersfield, Fresno, Irvine, Glendale and Duarte, Counties of Alameda, San Bernardino, Santa Barbara, Kern, Fresno, Orange, Los Angeles, Santa Clara and San Diego issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-228)

6. Authorize the formation of 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. 2021-12 (County of Placer – The Glen)
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-12 (County of Placer – The Glen). (Resolution 21-229)
 - c. Approve Resolution determining necessity to incur up to \$2,450,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-12 (County of Placer – The Glen) (Resolution 21- 230)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-12 (County of Placer – The Glen). (Resolution 21-231)
 - e. Secretary announces results of elections.
 - f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for the California Municipal Finance Authority Community Facilities Districts No. 2021-12 (County of Placer – The Glen). (Resolution 21-232)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities Districts No. 2021-12 (County of Placer – The Glen). (Ordinance 21- 09)

7. Authorize the formation of Community Facilities District in the Jurupa Area Recreation & Park District 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. 2021-4 (Jurupa Area Recreation & Park District – Canal Street)
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-4 (Jurupa Area Recreation & Park District – Canal Street). (Resolution 21-233)
 - c. Approve Resolution determining necessity to incur up to \$2,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-4 (Jurupa Area Recreation & Park District – Canal Street). (Resolution 21- 234)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-4 (Jurupa Area Recreation & Park District – Canal Street). (Resolution 21-235)
 - e. Secretary announces results of elections.
 - f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for the California Municipal Finance Authority Community Facilities District No. 2021-4 (Jurupa Area Recreation & Park District – Canal Street). (Resolution 21-236)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2021-4 (Jurupa Area Recreation & Park District – Canal Street). Ordinance 21-04)

8. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2021C) in an amount not to exceed \$5,500,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2020-6 (County of Placer – PV400) in an amount not to exceed \$5,500,000 and approving related agreements and actions. (Resolution 21-237)

9. Discuss and Approve Representatives of Sierra Management Group, LLC.

C. INFORMATIONAL ITEMS FOR THE CMFA

10. Administrative Issues.
 - a. Executive Director Report
 - b. Marketing Update
 - c. Membership Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
11. 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 Travis Cooper, (760) 795-9185, tcooper@cmfa-ca.com, 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 5-page agenda was posted at _____ on _____, 2021 at
_____. Signed _____.



CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

Regular Meeting Agenda

Friday, August 27, 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: 88529188901#

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 August 6, 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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