



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Regular Meeting Agenda

Friday, October 8, 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,,81929472482#**

#### 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 September 17, 2021.
3. Public Comment.

#### B. ACTION ITEMS FOR THE CMFA

4. Consent:
  - a. Approve Sponsorship for the California Council for Affordable Housing Conference.
5. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Lutheran Gardens, LP, or entities related thereto, (Lutheran Gardens Apartments), City of Compton, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-270)
  - b. C&C Development Co. or entities related thereto, (Lincoln Avenue Apartments), City of Buena Park, County of Orange; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-271)
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. Folsom 670, L.P., a California limited partnership (Sage at Folsom), City of Folsom, County of Sacramento; issue up to \$15,875,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-272)
  - b. Sunnyvale Block 15 Housing Partners, L.P., a California limited partnership (Sunnyvale Block 15 Apartments), City of Sunnyvale, County of Santa Clara; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-273)
  - c. Live Oak Pacific Associates III, A California Limited Partnership, a California limited partnership, (Kristen Court III Apartments), City of Live Oak, County of Sutter; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-274)
  - d. Barrett Terrace Housing, LP, a California limited partnership, (Barrett Terrace Apartments), City of Richmond, County of Contra Costa; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-275)
  - e. Riverside Supportive Housing, L.P., a California limited partnership, (Oasis Senior Villas), City of Riverside, County of Riverside; issue up to \$33,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-276)

- f. Elk Grove Pacific Associates V, A California Limited Partnership, (Gardens at Quail Run II Apartments), City of Elk Grove, County of Sacramento; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-277)
  - g. Century CityView LP, a California limited partnership, (CityView Apartments), City of Long Beach, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-278)
7. 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. 2021-7 (County of Placer – Auburn Douglas Duets).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-7 (County of Placer – Auburn Douglas Duets). (Resolution 21-279)
  - c. Approve Resolution determining necessity to incur up to \$4,070,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-7 (County of Placer – Auburn Douglas Duets) (Resolution 21-280)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-7 (County of Placer – Auburn Douglas Duets). (Resolution 21-281)
  - e. Secretary announces results of elections.
  - f. Approve Resolution declaring results of a special election and directing recording of the notice of special tax lien in and for the California Municipal Finance Authority Community Facilities Districts No. 2021-7 (County of Placer – Auburn Douglas Duets). (Resolution 21-282)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities Districts No. 2021-7 (County of Placer – Auburn Douglas Duets). (Ordinance 21- 10)
8. 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. 2021-9 (County of Placer – Bickford Ranch).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 21-283)
  - c. Approve Resolution determining necessity to incur up to \$246,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 21-284)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 21-285)
  - e. Secretary announces results of elections.
  - f. Approve Resolution declaring results of special election and directing recording of notice of the special tax lien in and for the California Municipal Finance Authority Community Facilities Districts No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 21-286)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities Districts No. 2021-9 (County of Placer – Bickford Ranch). (Ordinance 21- 11)

9. Authorize the formation of a Community Facilities District in the City of Chula Vista 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. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West). (Resolution 21-287)
  - c. Approve Resolution determining necessity to incur up to \$128,350,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West) (Resolution 21-288)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West). (Resolution 21-289)
  - e. Secretary announces results of elections.
  - f. Approve Resolution declaring results of a special election and directing recording of the notice of special tax lien in and for the California Municipal Finance Authority Community Facilities Districts No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West). (Resolution 21-290)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities Districts No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West). (Ordinance 21- 12)
  
10. Hold a public hearing and approve a resolution to change the rate and method of apportionment of special taxes and list of authorized facilities for Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2020-4 (County of Sacramento – Barrett Ranch East).

**C. INFORMATIONAL ITEMS FOR THE CMFA**

11. Treasurer’s Report
  
12. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
  
13. Discuss possible formation of joint powers authority to facilitate future statewide essential housing transactions.
  
14. 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 to participate in the public meeting by contacting Matt France, (760) 502-0050, [mfrance@cmfa-ca.com](mailto:mfrance@cmfa-ca.com), 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

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



## CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

### Regular Meeting Agenda

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Lytle Creek, CA 92358-0239 (**Posted Only; Dial in below to Participate**)  
**Telephonic Meeting Only: Dial in Number: (669) 900-6833,,81929472482#**

#### 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 September 17, 2021.
3. Public Comment.

#### B. ACTION ITEMS FOR THE CFSC

4. Discuss and Approve charitable donation recipients.

#### C. INFORMATIONAL ITEMS FOR THE CFSC

5. Treasurer's Report
6. Administrative Issues.
  - a. Executive Director Report
7. Adjournment.

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\_\_\_\_\_. Signed \_\_\_\_\_.