



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, December 10, 2021 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011

(Posted Only; Dial in below to Participate)

Telephonic Meeting Only: Dial in Number: (669) 900-6833; 81708187434#

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 December 3, 2021.
3. Public Comment.

B. ACTION ITEMS FOR THE CMFA

4. Consent:
 - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
5. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. IH Three21 Belmont LLC., (Three 21 @ Belmont Apartments), City of Belmont, County of San Mateo; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-333)
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. Broadway Plaza Family Apartments, LP, (Hotel Fresno Apartments), City of Fresno, County of Fresno; issue up to \$2,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-334)
 - b. AMCAL Somis Ranch Fund, L.P., (Somis Ranch Apartments), Unincorporated Community of Somis, County of Ventura; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-335)
 - c. Vista Sunrise II, L.P., (Vista Sunrise II Apartments), City of Palm Springs, County of Riverside; issue up to \$22,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-336)
 - d. Harding Street Neighbors, LP, (Pacific Wind Apartments), City of Carlsbad, County of San Diego; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-337)
 - e. The Redwoods, a Community of Seniors, a California nonprofit public benefit corporation, City of Mill Valley, County of Marin; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-338)
 - f. Little Tokyo Towers Apartments, LP, (Little Tokyo Towers Apartments), City of Los Angeles, County of Los Angeles; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 21-339)

7. Discuss and approve a development loan in an amount not to exceed \$100,000, and the form of a promissory note, subordinate deed of trust and regulatory agreement for an affordable multifamily rental housing project (2121 Wood Apartments), in City of Oakland, County of Alameda for the benefit of a limited partnership to be formed by Harbinger Development, Inc., a Delaware corporation, and Community Revitalization & Development Corporation, a California nonprofit public benefit corporation, and other related actions. (Resolution 21-340)
8. Authorize the formation of Community Facilities District in the Unincorporated portion of the County of Los Angeles 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. 2021-17 (Spring Canyon).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-17 (Spring Canyon). (Resolution 21-341)
 - c. Approve Resolution determining necessity to incur up to \$86,750,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-17 (Spring Canyon). (Resolution 21-342)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2021-17 (Spring Canyon). (Resolution 21-343)
 - e. Announcement of results of election.
 - 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. 2021-17 (Spring Canyon). (Resolution 21-344)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2021-17 (Spring Canyon). (Ordinance 21- 16)
9. Authorize the formation of Community Facilities District in the City of Jurupa Valley 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. 2021-18 (Jurupa Area Recreation and Park District – Montecito/Hudson).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-18 (Jurupa Area Recreation and Park District – Montecito/Hudson). (Resolution 21-345)
 - c. Approve Resolution determining necessity to incur up to \$1,400,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-18 (Jurupa Area Recreation and Park District – Montecito/Hudson). (Resolution 21-346)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities Districts No. 2021-18 (Jurupa Area Recreation and Park District – Montecito/Hudson). (Resolution 21-347)
 - e. Announcement of results of election.
 - 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. 2021-18 (Jurupa Area Recreation and Park District – Montecito/Hudson). (Resolution 21-348)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2021-18 (Jurupa Area Recreation and Park District – Montecito/Hudson). (Ordinance 21- 17)
10. Authorize the formation of Community Facilities District in the City of Rancho Cordova 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. 2021-19 (City of Rancho Cordova – Douglas 98, Phase 3).
- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2021-19 (City of Rancho Cordova – Douglas 98, Phase 3). (Resolution 21-349)
- c. Approve Resolution determining necessity to incur up to \$4,900,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2021-19 (City of Rancho Cordova – Douglas 98, Phase 3). (Resolution 21-350)
- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2021-19 (City of Rancho Cordova – Douglas 98, Phase 3). (Resolution 21-351)
- e. Announcement of results of election.
- 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. 2021-19 (City of Rancho Cordova – Douglas 98, Phase 3). (Resolution 21-352)
- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2021-19 (City of Rancho Cordova – Douglas 98, Phase 3). (Ordinance 21- 18)

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. Legal Update

12. 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, 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

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



CMFA SPECIAL FINANCE AGENCY

Regular Meeting Agenda

Friday, December 10, 2021 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011

(Posted Only; Dial in below to Participate)

Telephonic Meeting Only: Dial in Number: (669) 900-6833 Access Code: 81708187434#

A. PROCEDURAL ITEMS

- 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 November 19, 2021.
- 3. Public Comment.

B. ACTION ITEMS

- 4. Consent:
 - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
- 5. Approve a Resolution (Resolution 21-007) authorizing a project consisting of the acquisition and ownership by the Agency of the Enclave Apartments multifamily rental housing facility located in the City of Paramount, County of Los Angeles, California and the issuance of revenue bonds in the aggregate principal amount not to exceed \$215,000,000 to finance the costs of the project and certain related costs and other matters relating thereto.

C. INFORMATIONAL ITEMS

- 6. Administrative Issues.
 - a. Executive Director Report
 - b. Transaction Update
- 7. Adjournment.

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This 1-page agenda was posted at _____ on _____, 2021 at _____ . Signed _____.



CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

Regular Meeting Agenda

Friday, December 10, 2021 @ 10:00 a.m.

2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011

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Telephonic Meeting Only: Dial in Number: (669) 900-6833; 81708187434#

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 November 19, 2021.
3. Public Comment.

B. ACTION ITEMS FOR THE CFSC

4. Consent:
 - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
5. Discuss and Approve charitable donation recipients.

C. INFORMATIONAL ITEMS FOR THE CFSC

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

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