



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Regular Meeting Agenda

Friday, February 25, 2022 @ 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; 88186644216#**

#### 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  
\_\_\_\_\_ Mr. Justin McCarthy                      \_\_\_\_\_ Ms. Deborah Moreno
2. Approve Minutes of the meeting(s) of the Board on February 4, 2022.
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.
  - b. Approve Sponsorships for Bowls of Hope Event, CCAH Spring and Fall Conferences, Non-Profit Housing Association of Northern California (NPH) Annual Housing Conference.
  - c. Approve a Resolution (Resolution 22-031) Authorizing and Approving a Fifth Supplement to Indenture of Trust related to the California Municipal Finance Authority Revenue Bonds (John Adams Academies, Inc. Project) Series 2014A and Taxable Series B and authorizing and approving related amendments, documents and other matters.
  - d. Approve a Resolution (Resolution 22-032) Authorizing and Approving a First Supplement to Indenture of Trust related to the California Municipal Finance Authority Revenue Bonds (John Adams Academies – El Dorado Hills Project) Series 2018A and Series 2018B and authorizing and approving related amendments, documents, and other matters.
  - e. Mammoth Lakes Pacific Associates, a California Limited Partnership., (The Parcel Phase I Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$50,000,000 in multifamily housing revenue bonds. (Resolution 22-033)
  - f. 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:
    - i. CMFA Community Facilities District No. 2022-1 (County of Placer – Winding Creek Estates); Towne Development of Sacramento. (Resolution 22-034)
  - g. 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:
    - i. CMFA Community Facilities District No. 2022-1 (County of Placer – Winding Creek Estates); incur up to \$1,600,000 of indebtedness, Towne Development of Sacramento. (Resolution 22-035)
5. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Mercy Housing California 96, LP, (Middlefield Junction Apartments), City of Redwood City, County of San Mateo; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-036)

- b. Fremont Pacific Associates II, A California Limited Partnership, (Osgood Apartments South), City of Fremont, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-037)
  - c. San Jose Sunol Street LP, (777 West San Carlos Residential), City of San Jose, County of Santa Clara; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-038)
  - d. Petaluma Corona Station LP, (Meridian at Corona Station Apartments), City of Petaluma, County of Sonoma; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-039)
  - e. La Mesa 694, L.P., (8181 Allison Apartments), City of La Mesa, County of San Diego; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-040)
  - f. Chico Cussick Avenue LP, (Cussick Apartments), City of Chico, County of Butte; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-041)
  - g. Carlsbad 685, L.P., (Marja Acres Apartments), City of Carlsbad, County of San Diego; issue up to \$16,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-042)
  - h. JEMCOR Development Partners, LLC or an affiliate thereof, (View at Blossom Hill), City of San Jose, County of Santa Clara; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-043)
  - i. Sutter Community Affordable Housing or an affiliate thereof, (Richland Village Apartments), City of Yuba City, County of Sutter; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-044)
  - j. Rancho Sierra I LP, (Rancho Sierra Senior Apartments), Unincorporated County of Ventura; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-045)
  - k. Friendship Senior Housing, L.P., (Friendship Senior Housing Apartments), City of Oakland, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-046)
  - l. Villa Verde I, L.P., (Villa Verde Apartments), City of Coachella, County of Riverside; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-047)
  - m. San Jose Bascom Associates, a California Limited Partnership, (2350 S. Bascom Apartments), City of San Jose, County of Santa Clara; issue up to \$76,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-048)
  - n. USA Properties Fund, Inc., (Orion Apartments), City of Orange, County of Orange; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-049)
  - o. Wasco Pacific Associates, a California Limited Partnership, or entities related thereto, (Smoke Tree Apartments), City of Wasco, County of Kern; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-050)
  - p. Temecula Pacific Associates, a California Limited Partnership, or entities related thereto, (Vine Creek Apartments), City of Temecula, County of Riverside; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-051)
  - q. Satellite (SAHA) or an affiliate thereof, (Beth Asher Senior Apartments), City of Oakland, County of Alameda; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-052)
  - r. Alliant Strategic Development or an affiliate thereof, (Vose St. Apartments), City of Los Angeles, County of Los Angeles; issue up to \$148,000,000 in tax-exempt revenue bonds. (Resolution 22-053)
  - s. Raven SR Inc., or an affiliate thereof, (Raven SR Inc., Project), Cities of Richmond and Bakersfield, Counties of Contra Costa and Kern; issue up to \$80,000,000 in tax-exempt revenue bonds. (Resolution 22-054)
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. Frank G Mar, L.P., a California limited partnership, (Frank G Mar Apartments), City of Oakland, County of Alameda; issue up to \$38,680,982 in tax-exempt and/or taxable revenue bonds. (Resolution 22-055)
  - b. Portola Senior Housing Associates, L.P., a California limited partnership, (Portola Senior Apartments), City of Lake Forest, County of Orange; issue up to \$14,245,815 in tax-exempt and/or taxable revenue bonds. (Resolution 22-056)

- c. IH Lakes Concord LLC, or entities related thereto, (The Lakes Apartments), City of Concord, County of Contra Costa; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-057)
- d. Caritas Affordable Housing, Inc. Project, (Caritas Affordable Housing), Cities of Lancaster, Yucca Valley, Vista, Brea; Counties of Lake County, Los Angeles, San Bernardino, San Diego, Sonoma, and Orange; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-058)

7. Discuss and Approve the Internal Controls and Policies & Procedures.

**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. FPPC Statement of Economic Interest
- 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 to participate in the public meeting by contacting Kirsten Borgquist, (760) 502-0050, [kborgquist@cmfa-ca.com](mailto:kborgquist@cmfa-ca.com) 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 3-page agenda was posted at \_\_\_\_\_ on \_\_\_\_\_, 2022 at \_\_\_\_\_.  
Signed \_\_\_\_\_.



## CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

### Regular Meeting Agenda

Friday, February 25, 2022 @ 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; 88186644216#**

#### 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  
\_\_\_\_\_ Mr. Justin McCarthy                      \_\_\_\_\_ Ms. Deborah Moreno
2. Approve Minutes of the meeting(s) of the Board on February 4, 2022.
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 the Internal Controls and Policies & Procedures.
6. Discuss and Approve Charitable Donation Recipients.

#### C. INFORMATIONAL ITEMS FOR THE CFSC

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

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## CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES

### Regular Meeting Agenda

Friday, February 25, 2022 @ 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: 88186644216#**

#### A. PROCEDURAL ITEMS FOR THE CFPF

1. Call to Order and Roll Call.  
\_\_\_\_\_ Mr. Bob Adams                      \_\_\_\_\_ Mr. Andrew Alexander(Alt)  
\_\_\_\_\_ Ms. Paula Connors                      \_\_\_\_\_ Ms. Joya De Foor  
\_\_\_\_\_ Mr. Justin McCarthy                      \_\_\_\_\_ Ms. Deborah Moreno
2. Approve Minutes of the meeting(s) of the Board on February 4, 2022.
3. Public Comment.

#### B. ACTION ITEMS FOR THE CFPF

4. Consent:
  - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
5. Discuss and Approve the Internal Controls and Policies & Procedures.

#### C. INFORMATIONAL ITEMS FOR THE CFPF

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

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





**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

**Special Meeting Agenda**

Friday, February 25, 2022 @ 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; 88186644216#**

**A. PROCEDURAL ITEMS FOR THE CMFA**

- 1. Call to Order and Roll Call.
 

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|--|--|
| <input type="checkbox"/> Mr. Bob Adams       | <input type="checkbox"/> Mr. Andrew Alexander (Alt.) |
| <input type="checkbox"/> Ms. Paula Connors   | <input type="checkbox"/> Ms. Joya De Foor            |
| <input type="checkbox"/> Mr. Justin McCarthy | <input type="checkbox"/> Ms. Deborah Moreno          |
- 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. AMCAL Somis Ranch Phase 2 Fund, LP, (Somis Ranch Phase 2 Farmworker Apartments), Unincorporated Ventura County; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-059)
  - b. MAAC Ascencia LP, (Ascencia Apartments), City of Escondido, County of San Diego; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-060)
- 4. Adjournment.

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