



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, May 20, 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; 81874029895#**

### 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 April 29, 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. Ratify inducement certificate declaring the CMFA's intent to incur tax-exempt and/or taxable obligations to finance a solid waste to bioenergy product conversion facility project for California Renewable Carbon, LLC, or an affiliate thereof, (Solid Waste Disposal Project), City of Williams, County of Colusa; in an amount, up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-113)
  - c. Adopt a Resolution Approving the modification of a Loan or Loans in an amount not to exceed \$25,000,000 for a CMFA Series 2021A Loan and the Series 2021B Loan for the Silicon Valley International School project located in the City of Palo Alto, County of Santa Clara. (Resolution 22-114)
  - d. 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. 2022-8 (City of Palmdale – Wildflower/Creekside Encore); Pacific Communities Builder, Inc. (Resolution 22-115)
    - ii. CMFA Community Facilities District No. 2022-9 (City of Rocklin – Rocklin Meadows); The New Home Company Northern California, LLC. (Resolution 22-116)
  - e. 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. 2022-8 (City of Palmdale – Wildflower/Creekside Encore); incur up to \$12,060,000 of indebtedness, Pacific Communities Builder, Inc. (Resolution 22-117)
    - ii. CMFA Community Facilities District No. 2022-9 (City of Rocklin – Rocklin Meadows); incur up to \$1,700,000 of indebtedness, The New Home Company Northern California, LLC. (Resolution 22-118)
  - f. Approve a Resolution Ordering a Change to the List of Authorized Facilities for California Municipal Finance Authority Community Facilities District No. 2021-6 (City of West Sacramento – The Rivers). (Resolution 22-119)

5. Declare and/or ratify the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Jacaranda Gardens CIC, LP, (Jacaranda Gardens Apartments), City of El Centro, County of San Diego; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-120)
  - b. Chelsea Investment Corporation, (Fox Point Farms Apartments), City of Encinitas, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-121)
  - c. Tripoli CIC, LP, (Tripoli Apartments), City of Coachella, County of Riverside; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-122)
  
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. Mercy Housing California 105, L.P., a California limited partnership, (4995 Stockton Boulevard Apartments), City of Sacramento, County of Sacramento; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-123)
  - b. MM Aviara, L.P., a California limited partnership, (Aviara Apartments), City of Santa Rosa, County of Sonoma; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-124)
  - c. 333 Monterey Road LP, a California limited partnership, (The Gardens Apartments), City of Glendale, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-125)
  - d. Allied 3335 Kifer, L.P., a California Limited Partnership, (Kifer Senior Apartments), City of Santa Clara, County of Santa Clara; issue up to \$43,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-126)
  - e. Rocklin 688, L.P., a California limited partnership, (Terracina at Whitney Ranch Apartments), City of Rocklin, County of Placer; up to \$78,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-127)
  - f. Poppy Grove I, LP, a California limited partnership (Poppy Grove I Apartments), City of Elk Grove, County of Sacramento; issue up to \$65,977,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-128)
  - g. Poppy Grove II, LP, a California limited partnership (Poppy Grove II Apartments), City of Elk Grove, County of Sacramento; issue up to \$40,940,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-129)
  - h. Poppy Grove III, LP, a California limited partnership (Poppy Grove III Apartments), City of Elk Grove, County of Sacramento; issue up to \$72,431,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-130)
  - i. Oakland MacArthur Pacific Associates, a California Limited Partnership, (MacArthur Studios Apartments), City of Oakland, County of Alameda; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-131)
  - j. the Milpitas Pacific Associates, a California Limited Partnership, (308 Sango Apartments), City of Milpitas, County of Santa Clara; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-132)
  - k. Aspen Wood Venture LP, (Aspen Wood Apartments), City of San Ramon, County of Contra Costa; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-133)
  - l. Scripps-Pitzer Property Holdings, LLC, (Scripps and Pitzer College), City of Claremont, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-135)
  
7. Authorize the formation of Community Facilities District in the City of Rocklin 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. 2022-4 (City of Rocklin – Monument Springs).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs). (Resolution 22-135)

- c. Approve Resolution determining necessity to incur up to \$19,900,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs). (Resolution 22-136)
- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs). (Resolution 22-137)
- 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. 2022-4 (City of Rocklin – Monument Springs). (Resolution 22-138)
- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs). (Ordinance 22-02)

**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
- 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 \_\_\_\_\_.



**CMFA SPECIAL FINANCE AGENCY  
CMFA SPECIAL FINANCE AGENCY I  
CMFA SPECIAL FINANCE AGENCY VII  
CMFA SPECIAL FINANCE AGENCY VIII  
CMFA SPECIAL FINANCE AGENCY XII**

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The following agenda will be repeated for each of the above-named public agencies:

**A. PROCEDURAL ITEMS FOR EACH AGENCY**

- 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.
- 3. Public Comment.

**B. ACTION ITEMS FOR EACH AGENCY**

- 4. Consent:
  - a. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.

**C. INFORMATIONAL ITEMS FOR EACH AGENCY**

- 5. Adjournment.

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



**CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES  
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES**

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**A. PROCEDURAL ITEMS FOR THE FOUNDATION**

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 April 29, 2022.
3. Public Comment.

**B. ACTION ITEMS FOR THE FOUNDATION**

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. (CFSC)

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

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

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