



**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

**Regular Meeting Agenda**

Friday, July 15, 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; 84270572454#**

**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.

3. Public Comment.

**B. ACTION ITEMS FOR THE CMFA**

**Consent:**

4. Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Ordinance 22-06)
6. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-9 (City of Rocklin – Rocklin Meadows). (Ordinance 22-07)
7. 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:
  - a. CMFA Community Facilities District No. 2022-13 (JARPD – Rock Rose and Bayberry Place); Forestar (USA) Real Estate Group, Inc. (Resolution 22-196)
  - b. CMFA Community Facilities District No. 2022-14 (County of Placer - The Park at Granite Bay); Woodside Homes. (Resolution 22-197)
  - c. CMFA Community Facilities District No. 2022-17 (Town of Loomis - Harvest at Loomis); BlackPine Communities. (Resolution 22-198)
  - d. CMFA Community Facilities District No. 2022-22 (City of Riverbank - Countryside, Phase 3); McRoy-Wilbur Communities. (Resolution 22-199)
8. 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:
  - a. CMFA Community Facilities District No. 2022-13 (JARPD – Rock Rose and Bayberry Place); incur up to \$5,240,000 of indebtedness, Forestar Real Estate Group, Inc. (Resolution 22-200)
  - b. CMFA Community Facilities District No. 2022-14 (County of Placer - The Park at Granite Bay); incur up to \$5,700,000 of indebtedness, Woodside Homes. (Resolution 22-201)
  - c. CMFA Community Facilities District No. 2022-17 (Town of Loomis - Harvest at Loomis); incur up to \$2,100,000 of indebtedness, BlackPine Communities. (Resolution 22-202)
  - d. CMFA Community Facilities District No. 2022-22 (City of Riverbank - Countryside, Phase 3); incur up to \$1,300,000 of indebtedness, McRoy-Wilbur Communities. (Resolution 22-203)

**Regular Agenda:**

9. 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. Guiding Light Inc., or an affiliate thereof, (Villas at Renaissance Apartments), City of Richmond, County of Contra Costa; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-204)
  - b. 2116 Brush L.P., (Villa Oakland Apartments), City of Oakland, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-205)
  - c. Green Hotel Community Partners, LP, (Green Hotel Apartments), City of Pasadena, County of Los Angeles; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-206)
  - d. Marple Manor RHF Partners, L.P., (Marple Manor Apartments), City of Modesto, County of Stanislaus; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-207)
  - e. Ralston Tower RHF Partners, L.P., (Ralston Tower Apartments), City of Modesto, County of Stanislaus; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-208)
  - f. Baldwin Park RHF Partners, L.P., (Central Metro Place Apartments), City of Baldwin Park, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-209)
  - g. Ruby Street L.P., (Ruby Street Apartments), Census-designated place of Castro Valley, County of Alameda; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-210)
  - h. 3751 International LP, (Villa Fruitvale Apartments), City of Oakland, County of Alameda; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-211)
  - i. EAH Inc., or an affiliate thereof, (Rodeo Gateway Senior Apartments), Census-designated place of Rodeo, County of Contra Costa; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-212)
  - j. Clark Terrace LP, (Clark Terrace Apartments), City of Norco, County of Riverside; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-213)
  - k. Ravello or an affiliate thereof, (East Lancaster Apartments), City of Lancaster, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-214)
10. 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. Reissuance of up to \$12,655,000 principal amount of California Municipal Finance Authority 2014 Tax-Exempt Loan for Kehillah Jewish High School in the City of Palo Alto, County of Santa Clara. (Resolution 22-215)
11. Authorize the formation of a 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. 2022-10 (City of Rocklin – Croftwood II and Crowne Point).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-10 (City of Rocklin – Croftwood II and Crowne Point). (Resolution 22-216)
  - c. Approve Resolution determining necessity to incur up to \$8,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-10 (City of Rocklin – Croftwood II and Crowne Point). (Resolution 22-217)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-10 (City of Rocklin – Croftwood II and Crowne Point). (Resolution 22-218)
  - 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. 2022-10 (City of Rocklin – Croftwood II and Crowne Point). (Resolution 22-219)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-10 (City of Rocklin – Croftwood II and Crowne Point). (Ordinance 22-08)
12. Authorize the formation of a 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. 2022-11 (County of Placer – Brady Vineyards).

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-11 (County of Placer – Brady Vineyards). (Resolution 22-220)
  - c. Approve Resolution determining necessity to incur up to \$6,300,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-11 (County of Placer – Brady Vineyards). (Resolution 22-221)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-11 (County of Placer – Brady Vineyards). (Resolution 22-222)
  - 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. 2022-11 (County of Placer – Brady Vineyards). (Resolution 22-223)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-11 (County of Placer – Brady Vineyards). (Ordinance 22-09)
13. Authorize the formation of a Community Facilities District in the City of Lincoln 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. 2022-15 (City of Lincoln – Fullerton Ranch).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-15 (City of Lincoln – Fullerton Ranch). (Resolution 22-224)
  - c. Approve Resolution determining necessity to incur up to \$12,300,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-15 (City of Lincoln – Fullerton Ranch). (Resolution 22-225)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-15 (City of Lincoln – Fullerton Ranch). (Resolution 22-226)
  - 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. 2022-15 (City of Lincoln – Fullerton Ranch). (Resolution 22-227)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-15 (City of Lincoln – Fullerton Ranch). (Ordinance 22-10)

**C. INFORMATIONAL ITEMS FOR THE CMFA**

- 14. Treasurer’s Report
- 15. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
- 16. 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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**Telephonic Meeting Only: Dial in Number: (669) 900-6833; 84270572454#**

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.
- 5. Review and approve fiscal year 2022-2023 budget.
- 6. Discuss and Approve the FY 2021 audit and authorize the Audit Subcommittee to make future changes as needed.
- 7. Delegation of authority to Executive Director to approve expenses for potential project inspections, reports and due diligence.

**C. INFORMATIONAL ITEMS FOR EACH AGENCY**

- 8. Treasurer’s Report
- 9. Adjournment.

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This 1-page agenda was posted at \_\_\_\_\_ on \_\_\_\_\_, 2022 at \_\_\_\_\_.  
Signed \_\_\_\_\_.



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

**Regular Meeting Agenda**

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**(Posted Only; Dial in below to Participate)**

**Telephonic Meeting Only: Dial in Number: (669) 900-6833; 84270572454#**

**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.
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. Treasurer’s Report
7. Administrative Issues.
  - a. Executive Director Report
8. Adjournment.

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