



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, August 5, 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; 86197292152#**

### 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. CLOSED SESSION

4. Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to California Government Code Section 54956.9(d)(2)– two (2) potential cases.

### C. ACTION ITEMS FOR THE CMFA

#### Consent:

5. Authorize and direct execution of a Adopt findings required by California Government Code Section 54953(e)(3) for continuation of teleconference meetings.
6. Approve California Affordable Housing Development Association, Asian Americans in Public Finance, California City Management Foundation, California Contract Cities Association, California Housing Consortium, California Council for Affordable Housing, California Society of Municipal Finance Officers, Council of Development Finance Agencies, Government Finance Officers Association, Healthcare Financial Management Association, Housing California, Kennedy Commission, National Housing & Rehabilitation Association, Non-Profit Housing Association of Northern California, Southern California Association of Non-Profit Housing and San Diego Housing Federation memberships.
7. Approve a resolution to place direct charges (Special Assessments) to collect special taxes for Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2019-2 (Town of Truckee – Coldstream) on the Nevada County secured tax roll for fiscal year 2022-23.
8. Waiver of Second Reading and Adoption 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)
9. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-11 (County of Placer – Brady Vineyards). (Ordinance 22-09)
10. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022- 15 (City of Lincoln – Fullerton Ranch). (Ordinance 22-10)
11. 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. 2022-23 (City of Lincoln – Twelve Bridges Village 4B); LGI Homes - California LLC (Resolution 22-228)
12. 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. 2022-23 (City of Lincoln – Twelve Bridges Village 4B); incur up to \$15,900,000 of indebtedness, LGI Homes - California LLC. (Resolution 22-229)

## Regular Agenda:

13. 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. 831 Water Street LP (831 Water Street Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-230)
  - b. 23036 Ventura, LP, (23036 Ventura Apartments), City of Los Angeles, County of Los Angeles; issue up to \$60,000,000 in multifamily housing revenue notes. (Resolution 22-231)
  - c. Watts Works, LP, (Watts Works Apartments), City of Los Angeles, County of Los Angeles; issue up to \$8,000,000 in multifamily housing revenue notes. (Resolution 22-232)
  - d. Mitchell Park, LP, (Mitchell Park Place Apartments), City of Palo Alto, County of Santa Clara; issue up to \$47,000,000 in multifamily housing revenue notes. (Resolution 22-233)
  - e. AMCAL Washington Fund, L.P., a California limited partnership, (La Prensa Libre Apartments Supplemental), City of Los Angeles, County of Los Angeles; issue up to \$40,000,000 in multifamily housing revenue notes. (Resolution 22-234)
  - f. UP Mercy Village L.P., (Mercy Village Apartments), City of Merced, County of Merced; issue up to \$38,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-235)
  - g. Truckee Pacific Crest Associates, a California Limited Partnership, (Pacific Crest Commons Apartments), City of Truckee, County of Nevada; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-236)
  - h. San Bruno Pacific Associates, a California Limited Partnership, (El Camino Real Apartments), City of San Bruno, County of San Mateo; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-237)
  - i. Mammoth Lakes Pacific Associates II, a California Limited Partnership, (The Parcel Phase 2.1 Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-238)
  - j. Mammoth Lakes Pacific Associates III, a California Limited Partnership, (The Parcel Phase 2.2 Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-239)
  - k. Pinole Housing, L.P., (811 San Pablo Apartments), City of Pinole, County of Contra Costa; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-240)
  - l. 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 22-241)
  - m. Santa Fe Springs Village, LP, (Santa Fe Springs Village Apartments), City of Santa Fe Springs, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-242)
  - n. Primestor Development LLC or an affiliate thereof, (Broadway Villas Apartments), City of Los Angeles, County of Los Angeles; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-243)
  - o. Roseville 712, L.P. (Creekview Apartments), City of Roseville, County of Placer; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-244)
  - p. Rancho Colus, LP or an affiliate thereof, (Rancho Colus Apartments), City of Colusa, County of Colusa; issue up to \$16,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-245)
  - q. MidPen Housing Corporation or an affiliate thereof, (Jessie Street Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-246)
  - r. MirKa Investment LLC or an affiliate thereof, (San Pedro Apartments), City of Brawley, County of Imperial; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-247)
  - s. MirKa Investment LLC or an affiliate thereof, (La Brucherie Apartments), City of Imperial, County of Imperial; issue up to \$26,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-248)
  - t. MirKa Investment LLC or an affiliate thereof, (Hollies Apartments), City of Calexico, County of Imperial; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-249)
14. 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. Pine Housing Partners, L.P., (Sugar Pine Village Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-250)

- b. MirKa 3481 Vista Lane Family LP, a California limited partnership, (Vista Lane Family Apartments), Unincorporated community of San Ysidro, County of San Diego; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-251)
    - c. Eskaton Foundation, (Eskaton Village), Census designated areas of Carmichael, Cameron Park, Fair Oaks and Gold River; Cities of Grass Valley, Sacramento, Roseville; Counties of Nevada, Sacramento, El Dorado and Placer; issue up to \$25,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-252)
    - d. 9th Street E. Housing, LP, (Bana at Palmdale Apartments), City of Palmdale, County of Los Angeles; issue up to \$15,000,000 in tax-exempt revenue bonds. (Resolution 22-253)
15. 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. 2022-5 (County of Placer - Cabral Ranch).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-5 (County of Placer - Cabral Ranch). (Resolution 22-254)
  - c. Approve Resolution determining necessity to incur up to \$1,800,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-5 (County of Placer - Cabral Ranch). (Resolution 22-255)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-5 (County of Placer - Cabral Ranch). (Resolution 22-256)
  - 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. 2022-5 (County of Placer - Cabral Ranch). (Resolution 22-257)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-5 (County of Placer - Cabral Ranch). (Ordinance 22-11)
16. Authorize the formation of a Community Facilities District in the County of Sacramento 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. 2022-6 (County of Sacramento - Wildhawk North).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento - Wildhawk North). (Resolution 22-258)
  - c. Approve Resolution determining necessity to incur up to \$79,400,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento - Wildhawk North). (Resolution 22-259)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento - Wildhawk North). (Resolution 22-260)
  - 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. 2022-6 (County of Sacramento - Wildhawk North). (Resolution 22-261)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento - Wildhawk North). (Ordinance 22-12)
17. Authorize the formation of a Community Facilities District in the City of Elk Grove 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. 2022-18 (City of Elk Grove - Poppy Keys Southwest).

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-18 (City of Elk Grove - Poppy Keys Southwest). (Resolution 22-262)
  - c. Approve Resolution determining necessity to incur up to \$26,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-18 (City of Elk Grove - Poppy Keys Southwest). (Resolution 22-263)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-18 (City of Elk Grove - Poppy Keys Southwest). (Resolution 22-264)
  - 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. 2022-18 (City of Elk Grove - Poppy Keys Southwest). (Resolution 22-265)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-18 (City of Elk Grove - Poppy Keys Southwest). (Ordinance 22-13)
18. Authorize the formation of a Community Facilities District in the City of Elk Grove 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. 2022-19 (City of Elk Grove – Souza Dairy).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-19 (City of Elk Grove – Souza Dairy). (Resolution 22-266)
  - c. Approve Resolution determining necessity to incur up to \$32,500,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-19 (City of Elk Grove – Souza Dairy). (Resolution 22-267)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-19 (City of Elk Grove – Souza Dairy). (Resolution 22-268)
  - 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. 2022-19 (City of Elk Grove – Souza Dairy). (Resolution 22-269)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-19 (City of Elk Grove – Souza Dairy). (Ordinance 22-14)
19. Authorize the formation of a Community Facilities District in the City of Riverbank 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. 2022-20 (City of Riverbank - Crossroads West).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-20 (City of Riverbank - Crossroads West). (Resolution 22-270)
  - c. Approve Resolution determining necessity to incur up to \$60,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-20 (City of Riverbank - Crossroads West). (Resolution 22-271)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-20 (City of Riverbank - Crossroads West). (Resolution 22-272)
  - 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. 2022-20 (City of Riverbank - Crossroads West). (Resolution 22-273)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-20 (City of Riverbank - Crossroads West). (Ordinance 22-15)
20. Performance and/or Compensation Review of Service Providers- including AmeriNat Loan Services, Arthur J. Gallagher, Ascenda Latitude33 Administrator, LLC, BLDG Housing LLC, BLX Group LLC,

Catalyst Housing Group LLC, CMFA Executive Director, Del Rio Advisors, DTA, Fortifi, Francisco & Associates, Inc., FPI Management, Inc., Goodwin Consulting, Greystar California, Inc., HomeFed Asset Management LLC, Integra Realty Resources, Joe A. Gonsalves & Son, Jones Hall APLC, Koppel & Gruber Public Finance, Macias Gini & O'Connell (MGO), Manatt Housing Solutions LLC, Piper Sandler, Samas Capital LLC, Sierra Management Group, LLC, Simplifile, LLC, Smith Manus, The Gregory Group, Twain Community Partners II LLC, US Bank Corporate Trust and Wilson Turner Kosmo.

**C. INFORMATIONAL ITEMS FOR THE CMFA**

21. Administrative Issues.
  - a. Executive Director Report
  - b. Yorba Linda Water District Financing Authority financing approved.
  - c. Marketing Update
  - d. Membership Update
  - e. Transaction Update
  - f. Legislative Update
  - g. Legal Update
  - h. Year in Review
  
22. 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 5-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**

**Regular Meeting Agendas**

Friday, August 5, 2022 @ 10:00 a.m.

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

**Telephonic Meeting Only: Dial in Number: (669) 900-6833; 86197292152#**

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. Treasurer’s Report

6. Adjournment.

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



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

**Regular Meeting Agenda**

Friday, August 5, 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; 86197292152#**

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

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