



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, October 28, 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; 82921938468#

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. 2022-12 (City of Chula Vista - Otay Ranch Village 3, Phase 2). (Ordinance 22-20)

Regular Agenda:

6. 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. Burbank Housing or an affiliate thereof, (North Village Apartments), City of Healdsburg, County of Sonoma; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-329)
 - b. 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 multifamily housing revenue notes. (Resolution 22-330)
7. 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. Cleveland Ave, L.P., a California limited partnership, (Albany Family Apartments), City of Albany, County of Alameda; issue up to \$50,000,000 in multifamily housing revenue bonds. (Resolution 22-331)
 - b. Temecula Pacific Associates, a California limited partnership, (Vine Creek Apartments), City of Temecula, County of Riverside; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-332)
 - c. Plumas Lake Pacific Associates, a California limited partnership, (River Oaks Family Apartments), Census designated place of Plumas Lake, Yuba County; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-333)
 - d. Wasco Pacific Associates, a California limited partnership, (Poplar Place Apartments), City of Wasco, County of Kern; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-334)
 - e. AMCAL Terra Campagna Fund, L.P., a California limited partnership, (Somis Ranch II Apartments), Unincorporated County of Ventura; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-335)

- f. Canoga Ave, LP and Topanga Canyon, LP, each a California limited partnership, and entities related thereto, (Residence on Canoga & Topanga Apartments), City of Los Angeles, County of Los Angeles; issue up to \$150,000,000 in multifamily housing revenue bonds. (Resolution 22-336)
 - g. Avenida Armand, L.P., a California limited partnership, (La Avenida Apartments), City of Mountain View, County of Santa Clara; issue up to \$38,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-337)
 - h. Carlsbad 685, L.P., a California limited partnership, (Vintage at Marja Acres), City of Carlsbad, County of San Diego; issue up to \$13,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-338)
 - i. Nevin Plaza I, L.P., a California limited partnership, (Nevin Plaza), City of Richmond, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-339)
 - j. Morgan Hill Senior Housing, L.P., a California limited partnership, (Morgan Hill Senior Housing), City of Morgan Hill, County of Santa Clara; issue up to \$30,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-340)
8. Authorize the amendment of the special tax formula and increase the indebtedness limit, declare results of amendment of special tax and bond authorization election, determine validity of prior proceedings, and direct recording of amended notice of special tax lien for a Community Facilities District in the County of Placer:
 - a. Hold a Public Hearing regarding the amendment of the Rate and Method of Apportionment of Special Tax (RMA) for Improvement Area No. 1 and the RMA for Improvement Area No. 2 of the CFD and revise the CFD Bond Authorization for CMFA Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch)
 - b. Approve a Resolution to amend the special tax formula for certain tax areas and increase the indebtedness limit up to \$505,000,000 within CMFA Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 22-341)
 - c. Announce the results of election.
 - d. Approve Resolution declaring results of special election, determining validity of prior proceedings, and direct recording of amended notice of special tax lien for CMFA Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 22-342)
9. 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. 2022-23 (City of Elk Grove – Elk Grove Landing).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-23 (City of Elk Grove – Elk Grove Landing). (Resolution 22-343)
 - c. Approve Resolution determining necessity to incur up to \$6,500,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-23 (City of Elk Grove – Elk Grove Landing). (Resolution 22-344)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-23 (City of Elk Grove – Elk Grove Landing). (Resolution 22-345)
 - 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. 2022-23 (City of Elk Grove – Elk Grove Landing). (Resolution 22-346)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-23 (City of Elk Grove – Elk Grove Landing). (Ordinance 22-21)
10. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2022C and 2022C-T) in an amount not to exceed \$25,430,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2022-1 (County of Placer – Winding Creek Estates) in an amount not to exceed \$850,000, CFD No. 2022-3 (County of Placer – Whitehawk II) in an amount not to exceed \$4,100,000, CFD No. 2022-5 (County of Placer – Cabral Ranch) in an amount not to exceed \$950,000, CFD No. 2022-9 (City of Rocklin – Rocklin Meadows) in an amount not to exceed \$900,000, CFD No. 2022-10 (City of Rocklin – Croftwood II and Crowne Point) in an amount not to exceed \$4,400,000, CFD No. 2022-11 (County of Placer – Brady Vineyards) in an amount not to exceed \$3,780,000, CFD No. 2022-17 (Town of Loomis – Harvest at Loomis) in an amount not to exceed \$1,500,000, CFD No. 2022-20 (City of Riverbank – Crossroads West) in an amount

not to exceed \$1,350,000, CFD No. 2022-26 (City of Lincoln – Twelve Bridges, Village 4B) in an amount not to exceed \$7,600,000 and approving related agreements and actions. (Resolution 22-347)

11. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2022D) in an amount not to exceed \$23,495,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area 1 in an amount not to exceed \$11,035,000, and CFD No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area 2 in an amount not to exceed \$12,460,000 and approving related agreements and actions. (Resolution 22-348)

C. INFORMATIONAL ITEMS FOR THE CMFA

12. Administrative Issues.
 - a. Executive Director Report
 - b. Marketing Update
 - c. Membership Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
13. 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 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; 82921938468#

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. Discuss and approve the 2021 and/or 2022 FYE audits for the:
 - a. CMFA Special Finance Agency I The Mix multifamily rental property
 - b. CMFA Special Finance Agency VII Breakwater multifamily rental property
 - c. CMFA Special Finance Agency VIII Elan multifamily rental property
 - d. CMFA Special Finance Agency XII Allure multifamily rental property
 - e. CMFA Special Finance Agency Enclave multifamily rental property
 - f. CMFA Special Finance Agency Latitude33 multifamily rental property
 - g. CMFA Special Finance Agency Solana at Grand multifamily rental property

and authorize the Audit Subcommittee to make future changes as needed.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

6. Adjournment.

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Signed _____.



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

Regular Meeting Agenda

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Telephonic Meeting Only: Dial in Number: (669) 900-6833; 82921938468#

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 _____.