



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, December 9, 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; 84278357479#**

### 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. Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-380)
6. Approve a Third Amendment to Financing Agreement related to the financing of the CMFA Goodwill Central Coast Series 2016 Project, Cities of Salinas and Capitola, Counties of Monterey and Santa Cruz. (Resolution 22-381)
7. Approve a Second Amendment to the Master Loan Agreement and a waiver letter for Whittier College, City of Whittier, County of Los Angeles. (Resolution 22-382)
8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-25 (City of Santa Clarita – Tesoro Highlands). (Ordinance 22-22)
9. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-28 (City of Victorville – Jasper & Crossings). (Ordinance 22-23)

#### Regular Agenda:

10. 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 22-383)
  - b. Chico PSH Pacific Associates, a California Limited Partnership, (Oleander Community Housing), City of Chico, County of Butte; issue up to \$12,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-384)
  - c. Cloverdale Pacific Associates, a California Limited Partnership, (Alexander Valley Apartments), City of Cloverdale, County of Sonoma; issue up to \$25,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-385)
  - d. Milpitas Main Street Pacific Associates, a California Limited Partnership, (Main Street Apartments), City of Milpitas, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-386)
  - e. Oakland Pacific Associates II, a California Limited Partnership, (The Courtyards on International Apartments), City of Oakland, County of Alameda; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-387)

- f. San Jose Monterey Pacific Associates, a California Limited Partnership, (Monterey Road Apartments), City of San Jose, County of Santa Clara; issue up to \$120,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-388)
  - g. Brinshore Development or a party related thereof, (219-221 5<sup>th</sup> Street Apartments), City of West Sacramento, County of Yolo; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-389)
  - h. Longfellow Corner, L.P., (Longfellow Corner Apartments), City of Oakland, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-390)
11. 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. Canoga Ave, LP and Topanga Canyon, LP, each a California limited partnership, and entities related thereto, (Canoga Ave. and Topanga Canyon Apartments), City of Los Angeles, County of Los Angeles; issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 22-391)
  - b. Aspen Wood Venture LP, (Aspen Wood Apartments), City of San Ramon, County of Contra Costa; issue up to \$2,634,294 in tax-exempt and/or taxable revenue bonds. (Resolution 22-392)
  - c. BHDC North Village LLC, a California limited liability company, (North Village Apartments), City of Healdsburg, County of Sonoma; issue up to \$30,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-393)
  - d. Monamos Terrace LP, a California limited partnership (Monamos Terrace Apartments), City of Murrieta, County of Riverside; issue up to \$55,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-394)
  - e. Monamos Terrace LP, a California limited partnership (Monamos Terrace Apartments), City of Murrieta, County of Riverside; issue up to \$55,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-395)
  - f. Palm Desert Pacific Associates, A California Limited Partnership, (Vitalia Family Apartments), City of Palm Desert, County of Riverside; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-396)
  - g. 710 Broadway Affordable, LP, (710 Broadway Apartments), City of Santa Monica, County of Los Angeles; issue up to \$375,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-397)
  - h. Bethany Home Society of San Joaquin County, Inc. d/b/a Bethany Home, a California nonprofit public benefit corporation, (Bethany Home), City of Ripon, County of San Joaquin; issue up to \$60,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 22-398)
11. Financial advisory and administrative services contract; request for proposals and/or extension.

**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](mailto:kborgquist@cmfa-ca.com) 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 2-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.
  - b. Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-04)

**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**

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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.
3. Public Comment.

**B. ACTION ITEMS FOR THE FOUNDATION**

4. Discuss and Approve Charitable Donation Recipients. (CFSC)
5. Adoption of a resolution approving the 2023 regular board of directors meeting schedule. (Resolution 22-03)
6. Financial advisory and administrative services contract; request for proposals and/or extension.

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

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

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