



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, January 13, 2023 @ 11:00 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; 88449339650#

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. Approve an Amendment to the Consulting Services Agreement between the California Municipal Finance Authority and Francisco & Associates, Inc. for acquisition audit services relating to the BOLD program.

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. Kensington Apartments, LP, (Kensington Apartments), City of Sacramento, County of Sacramento; issue up to \$25,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-002)
 - b. Guiding Light Inc. or an affiliate thereof, (TBV Villas at Renaissance Apartments), City of Richmond, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-003)
 - c. Oak Hill Eden, L.P., (Oak Hill Apartments), unincorporated area of Marin County; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-004)
 - d. Horton House, L.P., (Horton House Apartments), City of San Diego, County of San Diego; issue up to \$75,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-005)
 - e. Housing Authority of the City of Alameda or a related party, (North Housing Senior Apartments), City of Alameda, County of Alameda; issue up to \$35,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-006)
 - f. Housing Authority of the City of Alameda or a related party, (North Housing PSH I Apartments), City of Alameda, County of Alameda; issue up to \$30,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-007)
 - g. Housing Authority of the City of Alameda or a related party, (North Housing PSH II Apartments), City of Alameda, County of Alameda; issue up to \$30,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-008)
 - h. Housing Authority of the City of Alameda or a related party, (Alameda Adaptive Reuse Apartments), City of Alameda, County of Alameda; issue up to \$20,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-009)
 - i. 1634 20th Street LP, (1634 20th Street Apartments), City of Santa Monica, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-010)

- j. Central California Housing Corporation or a related party, (Bar Triangle Apartments), City of Chico, County of Butte; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-011)
 - k. JEMCOR Development Partners, LLC or a related party, (View at San Bruno Apartments), City of San Bruno, County of San Mateo; issue up to \$140,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-012)
 - l. Warner Center I, LP, (Warner Center Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-013)
 - m. MP 965 Weeks Street Associates, L.P., (965 Weeks Street Apartments), City of East Palo Alto, County of San Mateo; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-014)
 - n. 2700 International, LP, (2700 International Apartments), City of Oakland, County of Alameda; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-015)
 - o. Heywood Gardens Preservation, LP, (Heywood Gardens Apartments), City of Simi Valley, County of Ventura; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-016)
 - p. MP Sonora Court Associates, L.P., (1178 Sonora Court), City of Sunnyvale, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-017)
 - q. 1400 Long Beach, LP, (1400 Long Beach Apartments), City of Long Beach, County of Los Angeles; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-018)
 - r. MP Broadway Plaza Affordable Associates, LP, (Broadway Plaza Apartments), City of Redwood City, County of San Mateo; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-019)
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. Monarch PS LP, (The Monarch Apartments), City of Palm Springs, County of Riverside; issue up to \$2,938,129 in tax-exempt and/or taxable revenue bonds. (Resolution 23-020)
8. 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) Improvement Area 1 and Future Annexation Area.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs) Improvement Area 1 and Future Annexation Area. (Resolution 23-021)
 - c. Approve Resolution determining necessity to incur up to \$23,400,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs) Improvement Area 1 and Future Annexation Area. (Resolution 23-022)
 - 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) Improvement Area 1 and Future Annexation Area. (Resolution 23-023)
 - 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) Improvement Area 1 and Future Annexation Area. (Resolution 23-024)
 - 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) Improvement Area 1 and Future Annexation Area. (Ordinance 23-01)

C. INFORMATIONAL ITEMS FOR THE CMFA

9. Administrative Issues.
 - a. Executive Director Report
 - b. Marketing Update
 - c. Membership Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
10. 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 _____, 2023 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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This 1-page agenda was posted at _____ on _____, 2023 at _____.
Signed _____.



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

Regular Meeting Agenda

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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. 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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