CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, February 3, 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; 83688854640#

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 a Resolution Approving Interpretation of the Rate and Method of Apportionment (RMA) of Special Tax for Improvement Area 3 of California Municipal Finance Authority Community Facilities District No. 2022-25 (City of Santa Clarita - Tesoro Highlands). (Resolution 23-025)
6. 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. 2022-27 (City of Chula Vista - Sunbow); Lennar Homes of California, Inc. (Resolution 23-026)
    b. CMFA Community Facilities District No. 2023-1 (City of Lancaster - Pacific Agave & Pacific Lily); Pacific Communities Builders, Inc. (Resolution 23-027)
    c. CMFA Community Facilities District No. 2023-3 (County of Placer - Morgan Knolls); KB Homes – Sacramento Division. (Resolution 23-028)
7. 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. 2022-27 (City of Chula Vista - Sunbow); incur up to $53,000,000 of indebtedness, Lennar Homes of California, Inc. (Resolution 23-029)
    b. CMFA Community Facilities District No. 2023-1 (City of Lancaster - Pacific Agave & Pacific Lily); incur up to $8,550,000 of indebtedness, Pacific Communities Builders, Inc. (Resolution 23-030)
    c. CMFA Community Facilities District No. 2023-3 (County of Placer - Morgan Knolls) Improvement; incur up to $4,800,000 of indebtedness, KB Homes - Sacramento Division. (Resolution 23-031)

Regular Agenda:

8. 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. Mercy Housing California 96, L.P., (Middlefield Junction Apartments), City of Redwood City, County of San Mateo; issue up to $125,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-032)
    b. Roseville 712, L.P., (Creekview Affordable – C-40 Apartments), City of Roseville, County of Placer; issue up to $45,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-033)
    c. USA Properties Fund, Inc. or a related party, (Creekview Affordable – Lot C-43 Apartments), City of Roseville, County of Placer; issue up to $40,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-034)

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 23-035)
e. Timber Street Investor, L.P., (Timber Senior Apartments), City of Newark, County of Alameda; issue up to $50,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-036)
f. North Fair Oaks Apartments, L.P., (North Fair Oaks Apartments), Unincorporated County of San Mateo; issue up to $45,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-037)
g. 1740 San Pablo Housing, LP, (1740 San Pablo Apartments), City of Berkeley, County of Alameda; issue up to $50,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-038)
h. Wakeland Housing and Development Corporation or a related party thereof, (Union Tower Apartments), City of National City, County of San Diego; issue up to $45,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-039)
i. GS Valhalla, LP, (Valhalla Townhomes), City of Crescent City, County of Del Norte; issue up to $10,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 23-040)
j. MAAC Ivy LP, (The Ivy Apartments), City of Escondido, County of San Diego; issue up to $50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-041)
k. 902 Pacific Ave Investors, L.P., (Pacific Station North Apartments), City of Santa Cruz, County of Santa Cruz; issue up to $75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-042)
l. Legacy Court, L.P., (Legacy Court Apartments), City of Richmond, County of Contra Costa; issue up to $32,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-043)
m. Downtown River Two, L.P., (Downtown River Apartments), City of Petaluma, County of Sonoma; issue up to $30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-044)
n. East 12th Street Housing, L.P., (East 12th Street Apartments), City of Oakland, County of Alameda; issue up to $60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-045)
o. CRP Arbor View Apartments LP, (Arbor View Apartments), City of Fremont, County of Alameda; issue up to $50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-046)
p. Murrieta Pacific Associates, a California Limited partnership, (Kensington Apartments), City of Murrieta, County of Riverside; issue up to $40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-047)
q. Indio Avenue 44 Pacific Associates, a California Limited Partnership, (Avenue 44 Apartments), City of Indio, County of Riverside; issue up to $55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-048)
r. Kingdom Development, Inc. or a related party thereof, (The Arlington Apartments), City of Los Angeles, County of Los Angeles; issue up to $45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-049)
s. Crocker Apartments, L.P., (Crocker Umeya Apartments), City of Los Angeles, County of Los Angeles; issue up to $100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-050)
t. San Jose Stevens Creek Associates, a California Limited Partnership, (Stevens Creek Promenade Apartments), City of San Jose, County of Santa Clara; issue up to $85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-051)
u. Buellton Garden Apartments, L.P., (Buellton Garden Apartments), City of Buellton, County of Santa Barbara; issue up to $45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-052)
v. Santa Clara Pacific Associates, a California Limited Partnership, (80 Saratoga Avenue Apartments), City of Santa Clara, County of Santa Clara; issue up to $100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-053)
w. Visalia Pacific Associates II, a California Limited Partnership, (Demaree Street Apartments), City of Visalia, County of Tulare; issue up to $55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-054)
x. SNO Foundation or an affiliate thereof, (El Dorado Senior Village Apartments 1), City of El Dorado, County of El Dorado; issue up to $40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-055)
y. MirKa Investment LLC or an affiliate thereof, (San Pedro Apartments), City of Brawley, County of Imperial; issue up to $25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-056)
z. VBC Vizcaya, LP (Vizcaya Apartments), City of Santa Maria, County of Santa Barbara; issue up to $65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-057)

9. 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. 2400 Long Beach, LP, (2400 Long Beach Apartments), City of Long Beach, County of Los Angeles; issue up to $2,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-058)
    b. AMCAL Washington Fund, L.P., (La Prensa Libre Apartments), City of Los Angeles, County of Los Angeles; issue up to $1,592,260 in tax-exempt and/or taxable revenue bonds. (Resolution 23-059)
    c. VCOR Limited Partnership, (Grand View Village Apartments), City of Stockton, County of San Joaquin; issue up to $1,992,265 in tax-exempt and/or taxable revenue bonds. (Resolution 23-060)

10. 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

11. Administrative Issues.
    a. Executive Director Report
    b. Marketing Update
    c. Membership Update
    d. Transaction Update
    e. Legislative Update
    f. Legal Update
    g. FPPC Statement of Economic Interest

12. 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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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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