



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, March 17, 2023 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

### 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. Approve Sponsorship for the San Diego Housing Federation’s Ruby Awards.
5. Approve Sponsorship for the San Diego Housing Federation Conference.
6. Approve a resolution approving an interpretation of the rate and method of apportionment of special tax for California Municipal Finance Authority Community Facilities District No. 2020-6 (County of Placer – PV 400). (Resolution 23-072)

#### Regular Agenda:

7. 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. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge); Highpointe Emerald Ridge, LLC and HP-SA ER LLC. (Resolution 23-073)
8. 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. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge); incur up to \$6,310,000 of indebtedness, Highpointe Emerald Ridge, LLC and HP-SA ER LLC. (Resolution 23-074)
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. North Harbor Housing Partners LP, (North Harbor Village Apartments), City of Santa Ana, County of Orange; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-075)
  - b. Bennett Valley Housing Partners, L.P., (Bennett Valley Apartments), City of Santa Rosa, County of Sonoma; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-076)
  - c. Community Medical Centers, Inc., (Community Medical Centers), City of Lodi, County of San Joaquin; issue up to \$27,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-077)
  - d. National Campus and Community Development Corporation, L.P., (NCCD Keck Claremont College Housing), City of Claremont, County of Los Angeles; issue up to \$65,000,000 in tax exempt and/or taxable revenue bonds. (Resolution 23-078)
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 23-079)
  - 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 23-080)
  - 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 23-081)
  - 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 23-082)
  - 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)
11. Authorize the formation of Community Facilities District in the City of Chula Vista 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. 2022-27 (City of Chula Vista - Sunbow).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2022-27 (City of Chula Vista - Sunbow). (Resolution 23-083)
  - c. Approve Resolution determining necessity to incur up to \$53,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2022-27 (City of Chula Vista - Sunbow). (Resolution 23-084)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2022-27 (City of Chula Vista - Sunbow). (Resolution 23-085)
  - 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. 2022-27 (City of Chula Vista - Sunbow). (Resolution 23-086)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-27 (City of Chula Vista - Sunbow). (Ordinance 23-02)
12. Authorize the formation of Community Facilities District in the City of Lancaster 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. 2023-1 (City of Lancaster - Pacific Agave & Pacific Lily).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-1 (City of Lancaster - Pacific Agave & Pacific Lily). (Resolution 23-087)
  - c. Approve Resolution determining necessity to incur up to \$8,550,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-1 (City of Lancaster - Pacific Agave & Pacific Lily). (Resolution 23-088)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-1 (City of Lancaster - Pacific Agave & Pacific Lily). (Resolution 23-089)
  - 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. 2023-1 (City of Lancaster - Pacific Agave & Pacific Lily). (Resolution 23-090)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-1 (City of Lancaster - Pacific Agave & Pacific Lily). (Ordinance 23-03)

13. Authorize the formation of 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. 2023-3 (County of Placer - Morgan Knolls).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-3 (County of Placer - Morgan Knolls). (Resolution 23-091)
  - c. Approve Resolution determining necessity to incur up to \$4,800,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-3 (County of Placer - Morgan Knolls). (Resolution 23-092)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-3 (County of Placer - Morgan Knolls). (Resolution 23-093)
  - 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. 2023-3 (County of Placer - Morgan Knolls). (Resolution 23-094)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-3 (County of Placer - Morgan Knolls). (Ordinance 23-04)
14. Discuss and approve a Charitable Affordable Housing Program and Authorize up to \$100,000 in Charitable Grants.
15. Authorize and approve the CMFA Internal Controls and Policies and Procedures.

**C. INFORMATIONAL ITEMS FOR THE CMFA**

16. 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
17. 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.

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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, March 17, 2023 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

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. Authorize and approve the CMFA Internal Controls and Policies and Procedures.

**C. INFORMATIONAL ITEMS FOR EACH AGENCY**

- 5. Administrative Issues.
  - a. Executive Director Report
  - b. Transaction Update
  - c. Legal Update
- 6. Adjournment.

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

**Regular Meeting Agenda**

Friday, March 17, 2023 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> Floor, Anaheim, CA 92805

**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. Authorize and approve the CMFA Internal Controls and Policies and Procedures.

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

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

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