



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Regular Meeting Agenda

Friday, April 28, 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 a Resolution authorizing a second amendment to previously issued bonds and other matters relating to Santa Rosa Boyd LP, (Boyd Street Apartments), City of Santa Rosa, County of Sonoma. (Resolution 23-101)
5. Approve a Resolution authorizing amendments to previously issued bonds and other matters relating to Fort Bragg South Street LP, (The Plateau Housing Project), City of Fort Bragg, County of Mendocino. (Resolution 23-102)
6. Approve a Resolution authorizing amendments to previously issued bonds and other matters relating to Turning Point School, City of Culver City, County of Los Angeles. (Resolution 23-103)
7. Approve a Sponsorship for the 2023 CHW DreamBuilder Gala.

##### Regular Agenda:

8. 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. 2023-5 (County of Sacramento – The Gap); Improvement Area No. 1 and future annexation area; Lennar Homes of California, LLC. (Resolution 23-104)
  - b. CMFA Community Facilities District No. 2023-6 (City of Lincoln – Magnolia Village); Williams Homes. (Resolution 23-105)
  - c. CMFA Community Facilities District No. 2023-7 (City of Elk Grove – Madeira Ranch); Taylor Morrison of California, LLC. (Resolution 23-106)
9. 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. 2023-5 (County of Sacramento – The Gap); Improvement Area No. 1 and future annexation area; incur up to \$106,530,000 of indebtedness, Lennar Homes of California, LLC. (Resolution 23-107)
  - b. CMFA Community Facilities District No. 2023-6 (City of Lincoln – Magnolia Village); incur up to \$2,700,000 of indebtedness, Williams Homes. (Resolution 23-108)
  - c. CMFA Community Facilities District No. 2023-7 (City of Elk Grove – Madeira Ranch); incur up to \$70,300,000 of indebtedness, Taylor Morrison of California, LLC. (Resolution 23-109)
10. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Montecito LP, (1265 Montecito Ave Apartments), City of Mountain View, County of Santa Clara; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-110)
  - b. LINC-Beaumont 2 APTS, LP, (Allegheny Apartments), City of Beaumont, County of Riverside; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-111)

- c. Harbor Park Apartments Phase 2, LP, (West Harbor Park Apartments), City of Vallejo, County of Solano; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-112)
  - d. Giant Development II, LP, (Giant Road Apartments), City of San Pablo, County of Contra Costa; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-113)
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. Mercy Housing California 96, L.P., (Middlefield Junction Apartments), Unincorporated Community of North Fair Oaks, County of San Mateo; issue up to \$130,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-114)
  - b. Marple Manor RHF Partners, L.P., (Marple Manor Apartments), City of Modesto, County of Stanislaus; issue up to \$21,853,596 in tax-exempt and/or taxable revenue bonds (Resolution 23-115)
  - c. Pinole Housing, L.P., (811 San Pablo Apartments), City of Pinole, County of Contra Costa; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds (Resolution 23-116)
  - d. View at Blossom Hill, LP, (View at Blossom Hill Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-117)
  - e. Marin County Pacific Associates, LP, (Drake Avenue Apartments), Unincorporated Community of Marin City, County of Marin; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-118)
  - f. Cartwright Family Apartments, LP, (Cartwright Family Apartments), City of Irvine, County of Orange; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-119)
  - g. Tripoli CIC, LP, (Tripoli Apartments), City of Coachella, County of Riverside; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-120)
  - h. San Bruno Pacific Associates, LP, (El Camino Real Apartments), City of San Bruno, County of San Mateo; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-121)
  - i. Ralston Tower RHF Partners, L.P., (Ralston Tower Apartments), City of Modesto, County of Stanislaus; issue up to \$24,326,650 in tax-exempt and/or taxable revenue bonds. (Resolution 23-122)
12. Authorize the formation of Community Facilities District in the Jurupa Area Recreation and Park District 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. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 23-123)
  - c. Approve Resolution determining necessity to incur up to \$6,310,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 23-124)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 23-125)
  - 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. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 23-126)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Ordinance 23-05)
13. Approve the final invoice for FY 2022 audit fees.

**C. INFORMATIONAL ITEMS FOR THE CMFA**

14. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
  
15. 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 3-page agenda was posted at \_\_\_\_\_ on \_\_\_\_\_, 2023 at \_\_\_\_\_.  
Signed \_\_\_\_\_.



## CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES

### Regular Meeting Agenda

Friday, April 28, 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.

#### C. INFORMATIONAL ITEMS FOR THE FOUNDATION

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

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