



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Regular Meeting Agenda

Friday, August 4, 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. CLOSED SESSION

4. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (California Government Code Section 54956.9(d)(1)) – Christopher Reed v. California Municipal Finance Authority.
5. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (California Government Code Section 54956.9(d)(1)) – Save Our City et al. v. All Persons Interested in the Matter of Marin County Board of Supervisors Reso. No. 2023-31, Marin Co. Superior Ct. Case No. CIV23-1468.
6. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (California Government Code Section 54956.9(d)(1)) – Save Our City et al. v. All Persons Interested, Etc., et al., San Diego Co. Superior Ct. Case No. 37-2023-00026742-CU-MC-NC.
7. CONFERENCE WITH LEGAL COUNSEL — ANTICIPATED LITIGATION Initiation of litigation (California Government Code Section 54956.9(d)(4)) – two (2) potential cases.

#### C. ACTION ITEMS FOR THE CMFA

##### Consent:

8. Approve sponsorship for Century Housing’s “Written in the Stars” event.
9. Approve sponsorship for the NPH 44<sup>th</sup> annual affordable housing conference.
10. Approve sponsorship for Asian Americans in Public Finance.
11. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-6 (City of Lincoln – Magnolia Village). (Ordinance 23-08)
12. Approve First Amendment to 2017 Master Loan Agreement for AVID Center, City of San Diego, County of San Diego (Resolution 23-111)

##### Regular Agenda:

13. Declare the CMFA’s intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Klein Financial or an affiliate thereof, (San Diego Mission Road Apartments), City of San Diego, County of San Diego; issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-212)
  - b. Bridge Housing or an affiliate thereof, (Hunts Grove and La Prada Apartments), Cities of St. Helena and Calistoga, County of Napa; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-213)

- c. Thomas Safran & Associates Development, Inc. or an affiliate thereof, (Avalon Courtyard Apartments), City of Carson, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-214)
  - d. Abajo Del Sol II, LP, (Abajo Del Sol Apartments), City of Monterey Park, County of Los Angeles; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-215)
  - e. Roseville Affordable, LP (Gibson Drive Apartments Phase I), City of Roseville, County of Placer; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-216)
  - f. Roseville Affordable, LP (Gibson Drive Apartments Phase II), City of Roseville, County of Placer; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-217)
  - g. Roseville Affordable II, LP (Gibson Drive Apartments Phase III), City of Roseville, County of Placer; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-218)
14. 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. IH Parkside Fairfield LLC, a limited liability company, (Parkside Flats), City of Fairfield, County of Solano; issue up to \$72,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-219)
  - b. Broadway Plaza Family Apartments, LP, a California limited partnership, (Hotel Fresno Apartments), City of Fresno, County of Fresno; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-220)
  - c. Caritas Acquisitions IX, LLC (Caritas Projects), City of Los Angeles, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-221)
15. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
  - a. Castle Rock Bernardine Apartments, LP, (Bernardine Apartments), City of San Bernardino, County of San Bernardino; grant up to \$10,000 in charitable affordable housing grant. (Resolution 23-222)
  - b. 2025 NJ, LP, (2025 New Jersey Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in charitable affordable housing grant. (Resolution 23-223)
  - c. Mariposa Club Apartments I, LP, (Mariposa Club Apartments), City of Mountain View, County of Santa Clara; grant up to \$10,000 in charitable affordable housing grant. (Resolution 23-224)
16. 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. California Municipal Finance Authority Community Facilities District No. 2023-13 (County of Yuba - Plumas Lake - Leak); JAS Land Fund 5, LLC. (Resolution 23-225)
  - b. California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons); Calimesa 2 Holding, LLC. (Resolution 23-226)
17. 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. California Municipal Finance Authority Community Facilities District No. 2023-13 (County of Yuba - Plumas Lake - Leak); incur up to \$12,300,000 of indebtedness, JAS Land Fund 5, LLC. (Resolution 23-227)
  - b. California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons); incur up to \$6,510,000 of indebtedness, Calimesa 2 Holding, LLC. (Resolution 23-228)
18. Hold a Public Hearing and Approve a Resolution to change the Rate and Method of Apportionment and increase the bond indebtedness limit to \$3,700,000 for California Municipal Finance Authority Community Facilities District No. 2022-20 (City of Riverbank – Crossroads West) Improvement Area No. 2., which has the further impact of increasing the total CFD Bond Authorization from \$60,000,000 to \$60,800,000. (Resolution 23-229)
19. Authorize the formation of a 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. 2023-8 (City of Lancaster - Pacific Topaz).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-8 (City of Lancaster - Pacific Topaz). (Resolution 23-230)

- c. Approve Resolution determining necessity to incur up to \$7,790,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-8 (City of Lancaster - Pacific Topaz). (Resolution 23-231)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-8 (City of Lancaster - Pacific Topaz). (Resolution 23-232)
  - 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. 2023-8 (City of Lancaster - Pacific Topaz). (Resolution 23-233)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-8 (City of Lancaster - Pacific Topaz). (Ordinance 23-09)
20. Authorize the formation of a Community Facilities District in the City of Roseville 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. 2023-9 (City of Roseville - Verrado II).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-9 (City of Roseville - Verrado II). (Resolution 23-234)
  - c. Approve Resolution determining necessity to incur up to \$2,900,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-9 (City of Roseville - Verrado II). (Resolution 23-235)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-9 (City of Roseville - Verrado II). (Resolution 23-236)
  - 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. 2023-9 (City of Roseville - Verrado II). (Resolution 23-237)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-9 (City of Roseville - Verrado II). (Ordinance 23-10)
21. Authorize the formation of a Community Facilities District in the County of Sacramento 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. 2023-10 (County of Sacramento - The Paseos at Carmichael).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-10 (County of Sacramento - The Paseos at Carmichael). (Resolution 23-238)
  - c. Approve Resolution determining necessity to incur up to \$2,800,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-10 (County of Sacramento - The Paseos at Carmichael). (Resolution 23-239)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-10 (County of Sacramento - The Paseos at Carmichael). (Resolution 23-240)
  - 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. 2023-10 (County of Sacramento - The Paseos at Carmichael). (Resolution 23-241)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-10 (County of Sacramento - The Paseos at Carmichael). (Ordinance 23-11)
22. Authorize the formation of a Community Facilities District in the City of Newman 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. 2023-12 (NCLUSD - Mattos Ranch).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-12 (NCLUSD - Mattos Ranch). (Resolution 23-242)

- c. Approve Resolution determining necessity to incur up to \$2,600,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-12 (NCLUSD - Mattos Ranch). (Resolution 23-243)
- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-12 (NCLUSD - Mattos Ranch). (Resolution 23-244)
- 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. 2023-12 (NCLUSD - Mattos Ranch). (Resolution 23-245)
- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-12 (NCLUSD - Mattos Ranch). (Ordinance 23-12)

**D. INFORMATIONAL ITEMS FOR THE CMFA**

- 23. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Meeting Schedule Update
  - d. Membership Update
  - e. Transaction Update
  - f. Legislative Update
  - g. Legal Update

- 24. 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 4-page agenda was posted at \_\_\_\_\_ on \_\_\_\_\_, 2023 at \_\_\_\_\_.  
Signed \_\_\_\_\_.