



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, August 25, 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. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-8 (City of Lancaster - Pacific Topaz). (Ordinance 23-09)
5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-9 (City of Roseville - Verrado II). (Ordinance 23-10)
6. Waiver of Second Reading and Adoption 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)
7. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-12 (NCLUSD - Mattos Ranch). (Ordinance 23-12)
8. Approve Insurance Coverage.

#### Regular Agenda:

9. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. The Pacific Companies or an affiliate thereof, (The Courtyards on International Apartments), City of Oakland, County of Alameda; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-246)
  - b. The Pacific Companies or an affiliate thereof, (Monterey Road Apartments), City of San Jose, County of Santa Clara; issue up to \$120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-247)
  - c. Ladera Victoria, L.P., (Ladera Apartments & Victoria Street Bungalows), City of Santa Barbara, County of Santa Barbara; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-248)
  - d. Historic Lincoln Theatre, LP, (Historic Lincoln Theatre Apartments), City of Los Angeles, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-249)
  - e. Klein Financial Corporation or an affiliate thereof, (Heritage Estates Apartments), City of Livermore, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-250)
  - f. Kelvin Housing Partners L.P., (Granite Court Apartments), City of Irvine, County of Orange; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-251)
  - g. Maistad Housing Partners I LP, (Mendocino at Talega I Apartments), City of San Clemente, County of Orange; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-252)

- h. Maistad Housing Partners II LP, (Mendocino at Talega II Apartments), City of San Clemente, County of Orange; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-253)
  - i. AMCAL Equities, LLC, (Clover Apartments), City of Sacramento, County of Sacramento; issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-254)
  - j. Chinatown BART Senior Housing, LP, (Lake Merritt BART Senior Affordable Housing), City of Oakland, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-255)
  - k. Fairfield Riverstone LP, (Riverstone Apartments), City of Antioch, County of Contra Costa; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-256)
  - l. WLAVA Building 210, LP, (U.S. Vets – WLAVA Building 210 Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-257)
  - m. Dakota Fresno LP, (Dakota Apartments), City of Fresno, County of Fresno; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-258)
  - n. Vintage Housing or an affiliate thereof, (Village Apartments by Vintage), City of Chula Vista, County of San Diego; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-259)
  - o. SOHI Affordable LP, (Solana Highland Senior Apartments), City of Solana Beach, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-260)
  - p. La Passeggiata LP, (La Passeggiata Apartments), City of Stockton, County of San Joaquin; issue up to \$42,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-261)
  - q. Seventh Street Village LP, (Seventh Street Village Apartments), City of Modesto, County of Stanislaus; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-262)
  - r. Corinthian Community Partners, LP, (Corinthian House Residence), City of Campbell, County of Santa Clara; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-263)
  - s. CSH Edes Housing LP, (CSH Edes I Housing Apartments), City of Oakland, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-264)
  - t. CSH Edes Housing LP, (CSH Edes II Housing Apartments), City of Oakland, County of Alameda; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-265)
  - u. CSH Edes Housing LP, (CSH Edes III Housing Apartments), City of Oakland, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-266)
  - v. Owls Landing, L.P., (Owls Landing Apartments), City of Livermore, County of Alameda; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-267)
  - w. New Del Nido, L.P., (Del Nido Apartments), City of Santa Rosa, County of Sonoma; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-268)
  - x. Madison Flats, LP, (Madison Flats Apartments), City of Riverside, County of Riverside; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-269)
10. 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. The Caritas Corporation, Cities of Dana Point, Garden Grove, Palmdale, San Marcos and Yucaipa, Counties of Orange, Los Angeles, San Diego and San Bernardino; issue up to \$63,590,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-270)
  - b. 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 23-271)
  - c. Heywood Gardens, LP, a California limited partnership, (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 23-272)
  - d. Ararat Home of Los Angeles, Inc., a California nonprofit public benefit corporation, (Ararat Homes), Cities of Los Angeles and Glendale, County of Los Angeles; issue up to \$12,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-273)
  - e. Republic Services, Inc., Cities or unincorporated communities of Chula Vista, Daly City, Fairfield, Imperial, Livermore, Manteca, Pacheco, Pittsburg, Richmond, San Diego, San Jose, Stockton, and Suisun City, and the Counties of Alameda, Contra Costa, Imperial, San Joaquin, San Diego, San Mateo, Santa Clara, and Sonoma; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-274)
11. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. Mission Valley Preservation LP, a limited partnership, (City View aka Outlook at Mission Valley Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in charitable housing grant. (Resolution 23-275)

12. 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. 2023-11 (City of Hesperia - Silverwood); Silverwood Development Phase I LLC / DMB Development. (Resolution 23-276)
13. 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. 2023-11 (City of Hesperia - Silverwood); incur up to \$2,000,000,000 of indebtedness, Silverwood Development Phase I LLC / DMB Development. (Resolution 23-277)
14. Authorize the formation of a Community Facilities District in the City of Lincoln 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. 2023-2 (City of Lincoln - Twelve Bridges, Village 3).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-2 (City of Lincoln - Twelve Bridges, Village 3). (Resolution 23-278)
  - c. Approve Resolution determining necessity to incur up to \$19,700,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-2 (City of Lincoln - Twelve Bridges, Village 3). (Resolution 23-279)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-2 (City of Lincoln - Twelve Bridges, Village 3). (Resolution 23-280)
  - 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. 2023-2 (City of Lincoln - Twelve Bridges, Village 3). (Resolution 23-281)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-2 (City of Lincoln - Twelve Bridges, Village 3). (Ordinance 23-13)
15. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2023A) in an amount not to exceed \$22,570,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2021-15 (County of Placer – Rancho Del Oro) in an amount not to exceed \$9,655,000, CFD No. 2021-18 (Jurupa Area Recreation & Park District – Montecito/Hudson) in an amount not to exceed \$845,000, CFD 2022-20 (City of Riverbank – Crossroads West), Improvement Area No. 2 in an amount not to exceed \$1,830,000, CFD No. 2022-23 (City of Elk Grove – Elk Grove Landing), in an amount not to exceed \$3,260,000, CFD No. 2023-3 (County of Placer – Morgan Knolls) in an amount not to exceed \$2,950,000, CFD No. 2023-9 (City of Roseville – Verrado II) in an amount not to exceed \$1,525,000, CFD No. 2023-10 (County of Sacramento – The Paseos at Carmichael) in an amount not to exceed \$1,300,000, CFD No. 2023-12 (NCLUSD – Mattos Ranch) in an amount not to exceed \$1,205,000, and approving related agreements and actions. (Resolution 23-282)

**C. INFORMATIONAL ITEMS FOR THE CMFA**

16. Treasurer's Report.
17. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
18. 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, August 25, 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. INFORMATIONAL ITEMS FOR EACH AGENCY**

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

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



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

**Regular Meeting Agenda**

Friday, August 25, 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. Treasurer’s Report
6. Administrative Issues.
  - a. Executive Director Report
7. Adjournment.

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