



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, September 15, 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 (Section 54956.9(a)); 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.
5. Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to California Government Code Section 54956.9(b)– one (1) potential case.

C. ACTION ITEMS FOR THE CMFA

Consent:

6. Waiver of Second Reading and Adoption 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)
7. Approve Silver Sponsorship for the 2023 California Bond Buyer Conference.
8. Approve Gold Sponsorship for the 2024 Housing California Conference.
9. Approve Sponsorship for the 2023 Black Developers Forum.

Regular Agenda:

10. Declare the CMFA’s intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. West Harbor Park Affordable Partners, LP, (West Harbor Park II Apartments), City of Vallejo, County of Solano; issue up to \$6,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-283)
 - b. The Pacific Companies or an affiliate thereof, (2880 Alum Rock Avenue Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-284)
 - c. Auburn Park II, L.P., (Auburn Park II Apartments), City of San Diego, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-285)
 - d. 3rd Street RHF and CCDC Partners, LP, (Congregational Suites Apartments), City of Chula Vista, County of San Diego; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-286)
 - e. Grisham Community Housing L.P., (Grisham Community Housing), City of Long Beach, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-287)

- f. Mammoth Lakes Pacific Associates II, a California Limited Partnership (Kingfisher Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-288)
 - g. San Jose South 1st Street Associates, a California Limited Partnership, (Martha Gardens Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-289)
 - h. Oxnard Rio Urbana Associates, a California Limited Partnership, (Rio Urbana Apartments), City of Oxnard, County of Ventura; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-290)
 - i. Santa Fe Springs Transit Square L.P., (Santa Fe Springs Transit Square), City of Santa Fe Springs, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-291)
 - j. TPC QOZB-Concord, LP, a California Limited Partnership, (The Ashbury Apartments), City of Concord, County of Contra Costa; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-292)
 - k. Mammoth Lakes Pacific Associates, a California Limited Partnership, (The Sawyer Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-293)
 - l. San Jose Villa Del Sol Associates, a California Limited Partnership, (Villa Del Sol Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-294)
 - m. C&C Development Co., LLC, or entities related thereto, (Avila Ranch Apartments), City of San Luis Obispo, County of San Luis Obispo; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-295)
 - n. C&C Development Co., LLC or entities related thereto, (Corona 2nd Street Apartments), City of Corona, County of Riverside; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-296)
 - o. C&C Development Co., LLC or entities related thereto, (Los Alamitos Affordable Apartments), City of Los Alamitos, County of Orange; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-297)
 - p. C&C Development Co., LLC or an affiliate thereof, (Lake Elsinore Apartments), City of Lake Elsinore, County of Riverside; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-298)
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. 5 Sacramento Limited Partnership, a California limited partnership, (The Huddle on 5th Apartments), City of West Sacramento, County of Yolo; issue up to \$12,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-299)
 - b. MP 965 Weeks Street Associates, L.P., a California limited partnership, (Colibri Commons), City of East Palo Alto, County of San Mateo; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-300)
 - c. Maison's Heights 129, LP, a California limited partnership, (Maison's Heights), City of Lancaster, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-301)
 - d. Arlington Heights LP, a California limited partnership, (The Arlington), City of Los Angeles, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-302)
 - e. Chico Cussick Avenue LP, a California limited partnership, (Cussick Apartments), City of Chico, County of Butte; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-303)
 - f. CRP Heber Del Sol Family Apartments AGP LLC, (Heber Del Sol Family Apartments), unincorporated community of Heber, County of Imperial; issue up to \$24,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-304)
 - g. GS Valhalla, LP, a California limited partnership, (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 23-305)
 - h. St. John's Community Health, a California nonprofit public benefit corporation, Cities of Indio and San Bernardino, Counties of Riverside and San Bernardino; issue up to \$22,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-306)

12. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 381 Turk Street Associates, a California limited partnership, (381 Turk Street Apartments), City and County of San Francisco; grant up to \$10,000 in a charitable housing grant. (Resolution 23-307)

13. Authorize the formation of a Community Facilities District in the County of Yuba 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 2023-13 (County of Yuba - Plumas Lake - Leak).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-13 (County of Yuba - Plumas Lake - Leak). (Resolution 23-308)
 - c. Approve Resolution determining necessity to incur up to \$12,300,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-13 (County of Yuba - Plumas Lake - Leak). (Resolution 23-309)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-13 (County of Yuba - Plumas Lake - Leak). (Resolution 23-310)
 - 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. 2023-13 (County of Yuba - Plumas Lake - Leak). (Resolution 23-311)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-13 (County of Yuba - Plumas Lake - Leak). (Ordinance 23-14)

14. Authorize the formation of a Community Facilities District in the City of Calimesa 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 2023-14 (City of Calimesa - Summerwind Commons).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons). (Resolution 23-312)
 - c. Approve Resolution determining necessity to incur up to \$6,510,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons). (Resolution 23-313)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons). (Resolution 23-314)
 - 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. 2023-14 (City of Calimesa - Summerwind Commons). (Resolution 23-315)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-14 (City of Calimesa - Summerwind Commons). (Ordinance 23-15)

15. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2023B) in an amount not to exceed \$24,510,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2022-18 (City of Elk Grove – Poppy Keys Southwest) in an amount not to exceed \$11,945,000 and CFD No. 2022-19 (City of Elk Grove – Souza Dairy) in an amount not to exceed \$12,565,000 and approving related agreements and actions. (Resolution 23-316)

D. 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

- 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, 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 4-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**

Regular Meeting Agendas

Friday, September 15, 2023 @ 11:00 a.m.

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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. CLOSED SESSION

- 4. Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to California Government Code Section 54956.9(b)– one (1) potential case.

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, September 15, 2023 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th 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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