



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, November 3, 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
_____ 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. ACTION ITEMS FOR THE CMFA

Consent:

5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-11 (City of Hesperia - Silverwood). (Ordinance 23-16)
6. Approve sponsorship for the 2024 City Managers Conference.
7. Approve the 2024 CMFA Board Meeting Calendar.

Regular Agenda:

8. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
9. Approve borrowing from Vintage Housing Holdings LLC or an affiliate thereof on a fully cash-secured basis in an amount not to exceed \$12,000,000, for a period not to exceed six months, to preserve volume cap from previous bond issues for use on bond financings of the CMFA and or others. (Resolution 23-338)
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. Warner Center I, LP, a California limited partnership, (Warner Center Apartments), City of Los Angeles, County of Los Angeles; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-339)
 - b. North Harbor Housing Partners LP, (North Harbor Village Apartments), City of Santa Ana, County of Orange; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-340)
 - c. Mercy Housing California 105, L.P., a California limited partnership, (4995 Stockton Boulevard Apartments), City of Sacramento, County of Sacramento; issue up to \$1,800,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-341)
 - d. Mercy Housing California 72, L.P., (Sycamore Street Commons/ La Playa Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$2,152,400 in tax-exempt and/or taxable revenue bonds. (Resolution 23-342)

- e. Buellton Garden Apartments, L.P., a California limited partnership, (Buellton Gardens Apartments), City of Buellton, County of Santa Barbara; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-343)
 - f. Vizcaya by Vintage, LP, a California limited partnership, (Vintage at Vizcaya Apartments), City of Santa Maria, County of Santa Barbara; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 23-344)
 - g. Coliseum Transit Village One, LP, (Coliseum Connections Apartments), City of Oakland, County of Alameda; issue up to \$21,500,000 in multifamily revenue refunding notes. (Resolution 23-345)
11. 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 No. 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 23-346)
 - 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 23-347)
 - 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 23-348)
 - 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 23-349)
 - 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)
12. Declare the California Municipal Finance Authority’s intention to annex territory to California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore), Pacific Communities Builder, Inc. (Resolution 23-350)
13. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2023) in an amount not to exceed \$15,500,000 for and on behalf of California Municipal Finance Authority Community Facilities District No. 2023-5 (County of Sacramento – The Gap) Improvement Area 1, and approving related agreements and actions (Resolution 23-351)

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

This 2-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, November 3, 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
_____ 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. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
5. Approve the 2024 Board Meeting Calendar.
6. Approve the FY 2023 audits for the:
 - a. CMFA Special Finance Agency I The Mix multifamily rental property
 - b. CMFA Special Finance Agency VII Breakwater multifamily rental property
 - c. CMFA Special Finance Agency VIII Elan multifamily rental property
 - d. CMFA Special Finance Agency XII Allure multifamily rental property
 - e. CMFA Special Finance Agency Enclave multifamily rental property
 - f. CMFA Special Finance Agency Latitude 33 multifamily rental property
 - g. CMFA Special Finance Agency Solana at Grand multifamily rental property

C. INFORMATIONAL ITEMS FOR EACH AGENCY

7. Administrative Issues.
 - a. Executive Director Report
 - b. Transaction Update
 - c. Legal Update
8. 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 1-page agenda was posted at 200 S. Anaheim Blvd., Anaheim, CA 92805 on _____, 2023 at _____ . Signed _____.



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

Regular Meeting Agenda

Friday, November 3, 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
 _____ 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. Elect Board Members and Officers for the CFPF, CFSC, CMFA and SFAs.
5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
6. Approve the 2024 Board Meeting Calendar.
7. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

8. Administrative Issues.
 - a. Executive Director Report
9. 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 1-page agenda was posted at 200 S. Anaheim Blvd., Anaheim, CA 92805 on _____, 2023 at _____ Signed _____.