



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, January 12, 2024 @ 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	_____ Mr. Louis McClure (Alt.)

2. Approve Minutes of the meeting(s) of the Board.

3. Public Comment.

### C. ACTION ITEMS FOR THE CMFA

#### Consent:

4. Waiver of Second Reading and Adoption of Amendment to Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale - Wildflower/Creekside Encore). (Ordinance 23-18)

#### Regular Agenda:

5. Declare the CMFA's intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

- a. Pac Avenue, L.P., (Pacific Avenue Apartments), City of Livermore, County of Alameda; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-001)
- b. Mulberry Gardens Family, L.P., (Mulberry Gardens Family Apartments), City of Riverside, County of Riverside; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-002)
- c. Warner Center II, LP, (Warner Center II Apartments), City of Los Angeles, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-003)
- d. Coachella Valley Housing Coalition, (JFM Villas Family Apartments), City of Indio, County of Riverside; issue up to \$46,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-004)
- e. Coachella Valley Housing Coalition, (JFM Villas Senior Apartments), City of Indio, County of Riverside; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-005)
- f. Ephesian Legacy Court Limited Partnership, (Ephesian Legacy Court), City of Berkeley, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-006)
- g. St Paul Terrace Limited Partnership, (St. Paul Terrace Apartments), City of Berkeley, County of Alameda; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-007)
- h. Cambria Pines Apartments, L.P., (Cambria Pines Apartments), City of Cambria, County of San Luis Obispo; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-008)
- i. San Jose Stevens Creek Associates II, (Stevens Creek Promenade II Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-009)
- j. San Jose Stevens Creek Associates III, (Stevens Creek Promenade III Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-010)
- k. Mercy Housing California 91, L.P., (The Eliza Apartments), City of Oakland, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-011)
- l. Eden Housing, Inc., (851 Weeks Street Apartments), City of Palo Alto, County of Santa Clara; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-012)
- m. Milestone Housing Group, LLC, (259 Meridian Avenue Apartments), City of San Jose, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-013)

- n. Meta Development, LLC, (Hesperian Square Apartments), City of Hayward, County of Alameda; issue up to \$160,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-014)
  - o. DTLM, L.P., (Downtown Livermore Apartments), City of Livermore, County of Alameda; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-015)
  - p. El Camino PA, L.P., (El Camino Real Family Apartments), City of Palo Alto, County of Santa Clara; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-016)
  - q. South Catalina Street I LP, (1250 West Jeff Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-017)
6. 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. Clark Terrace LP, a California limited partnership, (Clark Terrace Apartments), City of Norco, County of Riverside; issue up to \$21,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-018)
  - b. Derby Housing, L.P, a California limited partnership, (3050 International Blvd Apartments), City of Oakland, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-019)
  - c. Placer 712, L.P., a California limited partnership, (Terracina at Westpark Apartments), City of Roseville, County of Placer; issue up to \$66,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-020)
  - d. 902 Pacific Avenue Investors, L.P., a California limited partnership, (Pacific Station North Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-021)
7. 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. 2024-2 (City of Riverbank – Diamond Bar East); LGI Homes. (Resolution 24-022)
8. 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. 2024-2 (City of Riverbank – Diamond Bar East); incur up to \$7,100,000 of indebtedness; LGI Homes. (Resolution 24-023)
9. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2024) in an amount not to exceed \$23,430,000 for and on behalf of CMFA Community Facilities District No. 2023-7 (City of Elk Grove – Madeira Ranch) Improvement Area 1, and approving related agreements and actions (Resolution 24-024)

**C. INFORMATIONAL ITEMS FOR THE CMFA**

10. Administrative Issues.
- a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
12. 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 \_\_\_\_\_, 2024 at \_\_\_\_\_.  
Signed \_\_\_\_\_.



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

**Regular Meeting Agenda**

Friday, January 12, 2024 @ 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
Ms. Joya De Foor	Mr. Justin McCarthy
Ms. Deborah Moreno	Mr. Louis McClure (Alt.)
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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**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

**Special Meeting Agenda**

Friday, January 12, 2024 @ 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 | _____ Mr. Louis McClure (Alt.) |

2. Public Comment.

**B. ACTION ITEMS FOR THE CMFA**

**Regular Agenda:**

3. Declare the CMFA’s intent to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
- a. C.V. Senior Housing Partners, L.P. (Chula Vista Seniors), City of Chula Vista, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-025)
  - b. 220 Quince, L.P., (Quince St. Seniors Apartments), City of Escondido, County of San Diego; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-026)

4. Approve a Second Amendment to Amended and Restated Credit Agreement with Royal Bank of Canada, Amended and Restated Pledge Agreement with Royal Bank of Canada, and related matters. (Resolution 24-027)

**C. INFORMATIONAL ITEMS FOR THE CMFA**

5. Adjournment.

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