



## CALIFORNIA MUNICIPAL FINANCE AUTHORITY

### Regular Meeting Agenda

Friday, February 23, 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. Marc Grisham (Alt.)
_____ Mr. Justin McCarthy	_____ Mr. Louis McClure (Alt.)
_____ Ms. Deborah Moreno	

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

3. Public Comment.

#### B. ACTION ITEMS FOR THE CMFA

##### Regular Agenda:

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

- Pacific Street Housing Associates, L.P. (Pacific Street Apartments), City of Rocklin, County of Placer; issue up to \$13,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-043)
- Greenfield EAH II, L.P., (Greenfield Commons II Apartments), City of Greenfield, County of Monterey; issue up to \$85,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-044)
- Cambern Avenue Housing Associates, L.P., (Cambern Avenue Apartments), City of Lake Elsinore, County of Riverside; issue up to \$48,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-045)

5. 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:

- California Municipal Finance Authority authorizing amendments to the Authority's Revenue bond (Southeastern California Conference of Seventh-Day Adventists) Series 2013 (Resolution 24-046)
- Beach Housing Partners LP, a California limited partnership (Pelican Harbor Apartments), City of Huntington Beach, County of Orange; issue up to \$5,200,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-047)
- Ynez Road Housing Partners LP, (Rancho Las Bolsas Apartments), City of Temecula, County of Riverside; issue up to \$3,250,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-048)
- Anaheim & Walnut Housing LP, a California limited partnership, (Anaheim & Walnut Apartments), City of Long Beach, County of Los Angeles; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-049)
- SOHI Affordable LP, a California Limited Partnership, (Solana Highlands Senior Apartments), City of Solana Beach, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-050)
- Republic Services, Inc, (Republic Services, Inc. Project), Cities or unincorporated communities of Chula Vista, Half Moon Bay, Imperial, Livermore, Manteca, Petaluma, Pittsburg, San Jose and Santee and the Counties of Alameda, Contra Costa, Imperial, San Diego, San Joaquin, San Mateo, Santa Clara and Sonoma, and other locations where Republic Services, Inc. and its affiliated have operations; issue up to \$100,000,000 in tax-exempt bonds. (Resolution 21-051)

6. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
  - a. 2019 Ozone Affordable Housing – 820 MacArthur, LP, (820 MacArthur Apartments), City of Oakland, County of Alameda; grant up to \$10,000 in Charitable Affordable Housing grant. (Resolution 24-052)
  - b. 801 Waterloo Partners, LP, (The Waterloo Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in Charitable Affordable Housing Grant. (Resolution 24-053)
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. 2024-3 (City of Elk Grove – Telos Greens); Reynen & Bardis Construction. (Resolution 24-054)
  - b. California Municipal Finance Authority Community Facilities District No. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls); Lansing Companies. (Resolution 24-055)
  - c. California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection); DR Horton Bay Inc. (Resolution 24-056)
  - d. California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle); Beazer Homes. (Resolution 24-057)
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. 2024-3 (City of Elk Grove – Telos Greens); incur up to \$8,000,000 of indebtedness, Reynen & Bardis Construction. (Resolution 24-058)
  - b. California Municipal Finance Authority Community Facilities District 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls); incur up to \$6,470,000 of indebtedness, Lansing Companies. (Resolution 24-059)
  - c. California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection); incur up to \$2,600,000 of indebtedness, DR Horton Bay Inc. (Resolution 24-060)
  - d. California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle); incur up to \$3,300,000 of indebtedness, Beazer Homes. (Resolution 24-061)
9. Authorize the formation of Community Facilities District in the City of Riverbank 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. 2024-2 (City of Riverbank – Diamond Bar East).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-2 (City of Riverbank – Diamond Bar East). (Resolution 24-062)
  - c. Approve Resolution determining necessity to incur up to \$7,100,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-2 (City of Riverbank – Diamond Bar East). (Resolution 24-063)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-2 (City of Riverbank – Diamond Bar East). (Resolution 24-064)
  - 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. 2024-2 (City of Riverbank – Diamond Bar East). (Resolution 24-065)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-2 (City of Riverbank – Diamond Bar East). (Ordinance 24-01)
10. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2024A) in an amount not to exceed \$18,920,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area 1 in an amount not to exceed \$13,495,000, and CFD No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area 3 in an amount not to exceed \$5,425,000 and approving related agreements and actions. (Resolution 24-066)
11. Approve the FY 2023 audit and authorize the Audit Subcommittee to make future changes as needed.

**C. INFORMATIONAL ITEMS FOR THE CMFA**

12. Treasurer's Report.
13. Administrative Issues.
  - a. Executive Director Report
  - b. Marketing Update
  - c. Membership Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
  - g. FPPC Statement of Economic Interest
14. 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 \_\_\_\_\_.



**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, February 23, 2024 @ 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. Marc Grisham (Alt.)  
\_\_\_\_\_ Mr. Justin McCarthy                      \_\_\_\_\_ Mr. Louis McClure (Alt.)  
\_\_\_\_\_ 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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**CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES  
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES**

**Regular Meeting Agenda**

Friday, February 23, 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. Marc Grisham (Alt.)
_____ Mr. Justin McCarthy	_____ Mr. Louis McClure (Alt.)
_____ 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 Charitable Donation Recipients.

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

6. Treasurer’s Report.
7. Administrative Issues.
  - a. Executive Director Report
8. Adjournment.

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