



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, April 5, 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	_____ Mr. Joseph Tanner (Alt.)

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

3. Public Comment.

### B. ACTION ITEMS FOR THE CMFA

#### Regular Agenda:

#### Consent:

4. Approve Sponsorship for the Kingdom Academy School of Housing.
5. Approve Sponsorship for the California Contract Cities Association's Annual Municipal Seminar Dinner.
6. Approve Silver Sponsorship for the 2024 California Bond Buyer Conference.

#### Regular Agenda:

7. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Step Up Housing (The Woodlands Apartments), City of Sacramento, County of Sacramento; issue up to \$200,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-085)
  - b. 712 Seagaze Affordable, LP, (712 Seagaze Affordable Apartments), City of Oceanside, County of San Diego; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-086)
  - c. Swenson or an affiliate thereof, (Calypso Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-087)
  - d. Swenson or an affiliate thereof, (1256 Piper Drive Apartments), City of Milpitas, County of Santa Clara; issue up to \$110,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-088)
  - e. Swenson or an affiliate thereof, (Block A Family Apartments), City of San Jose, County of Santa Clara; issue up to \$160,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-089)
  - f. Swenson or an affiliate thereof, (Tasman East Apartments), City of Santa Clara, County of Santa Clara; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-090)
  - g. Bold Communities or an affiliate thereof, (1241 North Main Apartments), City of Manteca, County of San Joaquin; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-091)
  - h. Regional Street Investors, L.P., (Regional Street Apartments), City of Dublin, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-092)
  - i. Witmer Manor Community Partners, LP, (Witmer Manor Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-093)
  - j. Harbor Park LLC or an affiliate thereof, (Almond Gardens Apartments), City of Suisun City, County of Solano; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-094)
  - k. Shadow Way Venture LP, (Shadow Way Apartments), City of Oceanside, County of San Diego; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-095)
  - l. Maisons Sierra Phase 2, LP, (Maison's Sierra Phase 2 Apartments), City of Lancaster, County of Los Angeles; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-096)

- m. Marina Towers Investments, LP (Marina Towers Apartments), City of Vallejo, County of Solano; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-097)
  - n. Marina Annex Housing Partners, LP (Marina Annex Apartments), City of Vallejo, County of Solano; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-098)
  - o. MV Lot 12 Housing Partners, L.P., (Mountain View Lot 12 Apartments), City of Mountain View, County of Santa Clara; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-099)
  - p. The Coachella Valley Housing Coalition or an affiliate thereof, (Oasis Villas Phase I Apartments), Unincorporated Community of Thermal, County of Riverside; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-100)
  - q. MP Lazuli Landing Associates, L.P., (Lazuli Landing Apartments), City of Union City, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-101)
  - r. Spring Street Family Housing, L.P., (Spring Street Apartments), City of La Mesa, County of San Diego; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-102)
  - s. LINC-Wehrle Apts, LP, (Fountain Street Apartments), City of Long Beach, County of Los Angeles; issue up to \$42,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-103)
  - t. Wildomar Family Housing, L.P., (Wildomar Cottages Apartments), City of Wildomar, County of Riverside; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-104)
  - u. Deerwood San Ramon L.P., (Anton Deerwood Apartments), City of San Ramon, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-105)
  - v. SLF – El Cerrito, LLC, (Playland Apartments), City of El Cerrito, County of Contra Costa; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-106)
  - w. Greenfield Apartments Associates, L.P., (Greenfield Family Apartments), City of Chico, County of Butte; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-107)
  - x. Oak Park Senior, L.P., (Oak Park Senior Apartments), City of Chico, County of Butte; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-108)
  - y. Oak Park Family, L.P., (Oak Park Family Apartments), City of Chico, County of Butte; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-109)
  - z. Accel Opportunity Fund VII, LP, (The Refuge Apartments), City of Oakland, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-110)
  - aa. MirKa Investments, LLC or an affiliate thereof, (La Costa Family Affordable Apartments), City of Carlsbad, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-111)
  - bb. MirKa Investments, LLC or an affiliate thereof, (Palomar Heights Seniors Affordable Apartments), City of Escondido, County of San Diego; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-112)
  - cc. MirKa Investments, LLC or an affiliate thereof, (El Camino Real Affordable Apartments), City of Oceanside, County of San Diego; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-113)
  - dd. MirKa Investments, LLC or an affiliate thereof, (Metrowalk Affordable Apartments), City of Santa Clarita, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-114)
  - ee. 69<sup>th</sup> Street Apartments LP, (69<sup>th</sup> Street Apartments), City of Sacramento, County of Sacramento; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-115)
  - ff. Roseville Harvey 715, L.P., (The Crawford Apartments), City of Roseville, County of Placer; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-116)
  - gg. Alliant Strategic Development or an affiliate thereof, (Sheridan Family Apartments), City of Menlo Park, County of San Mateo; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-117)
  - hh. 4464 Sepulveda Blvd., LP, (Jubilo Village Apartments), City of Oakland, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-118)
8. 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. Orange 702, L.P., a California Limited Partnership, (Orion Apartments), City of Orange, County of Orange; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-119)
  - b. Folsom 670, L.P., a California Limited Partnership, (Sage at Folsom), City of Folsom, County of Sacramento; issue up to \$15,875,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-120)
  - c. Westside Neighborhood School, City of Los Angeles, County of Los Angeles; issue of up to \$90,000,000 in tax-exempt and/or taxable revenue bonds or issue tax-exempt and/or taxable bond anticipation notes up to \$65,000,000. (Resolution 24-121)

9. 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. CMFA Community Facilities District No. 2024-5 (City of Escondido – Nutmeg); NUTMEG 134, LLC, a California limited liability company. (Resolution 24-122)
10. 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. CMFA Community Facilities District No. 2024-5 (City of Escondido – Nutmeg); incur up to \$12,550,000 of indebtedness; LGI Homes. (Resolution 24-123)
11. Authorize the formation of Community Facilities District in the City of Elk Grove 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. 2024-3 (City of Elk Grove – Telos Greens).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-3 (City of Elk Grove –Telos Greens). (Resolution 24-124)
  - c. Approve Resolution determining necessity to incur up to \$8,000,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-3 (City of Elk Grove –Telos Greens). (Resolution 24-125)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-3 (City of Elk Grove –Telos Greens). (Resolution 24-126)
  - 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. 2024-3 (City of Elk Grove –Telos Greens). (Resolution 24-127)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-3 (City of Elk Grove –Telos Greens). (Ordinance 24-02)
12. Authorize the formation of Community Facilities District in the Jurupa Area Recreation and Park District 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. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Resolution 24-128)
  - c. Approve Resolution determining necessity to incur up to \$6,470,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Resolution 24-129)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Resolution 24-130)
  - 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. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Resolution 24-131)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-4 (Jurupa Area Recreation and Park District – Paradise Knolls). (Ordinance 24-03)
13. 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. 2024-6 (City of Riverbank – Heritage Collection).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection). (Resolution 24-132)

- c. Approve Resolution determining necessity to incur up to \$2,500,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection). (Resolution 24-133)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection). (Resolution 24-134)
  - 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. 2024-6 (City of Riverbank – Heritage Collection). (Resolution 24-135)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection). (Ordinance 24-04)
14. Authorize the formation of Community Facilities District in the City of Roseville 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. 2024-7 (City of Roseville – Pinnacle).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle). (Resolution 24-136)
  - c. Approve Resolution determining necessity to incur up to \$3,300,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle). (Resolution 24-137)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle). (Resolution 24-138)
  - 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. 2024-7 (City of Roseville – Pinnacle). (Resolution 24-139)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle). (Ordinance 24-05)
15. Approve a resolution (Resolution 24-140) authorizing amendments to documents for revenue bonds (Turning Point School) Series 2010, located in the City of Culver City, County of Los Angeles, and approving certain documents, actions and other matters in connection therewith.

**C. 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
  - g. CalHFA Homeowner Assistance Fund 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](mailto:kborgquist@cmfa-ca.com) 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 4-page agenda was posted at \_\_\_\_\_ on \_\_\_\_\_, 2024 at \_\_\_\_\_.  
Signed \_\_\_\_\_.



**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

**Special Meeting Agenda**

Friday, April 5, 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  | _____ Mr. Joseph Tanner (Alt.) |

2. Public Comment.

**B. ACTION ITEMS FOR THE CMFA**

**Regular Agenda:**

3. Declare the CMFA’s intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
- a. Pacific Street Housing Associates, L.P. (Pacific Street Apartments), City of Rocklin, County of Placer; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-141)
  - b. CSH Riverstone LP, (Riverstone Housing Apartments), City of Antioch, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-142)
  - c. CSH Meadow Glen LP, (Meadow Glen Apartments), City of Sacramento, County of Sacramento; issue up to \$50,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-143)
  - d. Sunrise at Bogart, L.P., (Sunrise at Bogart Apartments), City of Riverside, County of Riverside; issue up to \$20,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-144)
  - e. College Community Courts, L.P., (College Community Court Apartments), City of Ventura, County of Ventura; issue up to \$35,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-145)
  - f. Sugar Pine Phase 1B Housing Partners, L.P., (Sugar Pine Village 1B Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$40,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-146)
  - g. Visionary Home Builders of California, Inc, (Bella Vista Apartments), City of Merced, County Merced; issue up to \$50,000,000 in tax-exempt and or taxable revenue bonds. (Resolution 24-147)

**C. INFORMATIONAL ITEMS FOR THE CMFA**

4. Adjournment.

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



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

**Regular Meeting Agenda**

Friday, April 5, 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	_____ Mr. Joseph Tanner (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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