



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, April 26, 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

Consent:

4. Approve Sponsorship for the 2024 CCAH Spring & Fall Conferences.
5. Waiver of Second Reading and Adoption 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)
6. Waiver of Second Reading and Adoption 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)
7. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-6 (City of Riverbank – Heritage Collection). (Ordinance 24-04)
8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-7 (City of Roseville – Pinnacle). (Ordinance 24-05)

Regular Agenda:

9. Declare the CMFA’s intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Alvarado Creek Associates, LP, (Alvarado Creek Apartments), City of San Diego, County of San Diego; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-148)
 - b. West Creek Village I, L.P., (West Creek Village Apartments), City of Fresno, County of Fresno, issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-149)
 - c. Petaluma Pacific Associates, LP, (Rovina Lane Apartments), City of Petaluma, County of Sonoma; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-150)
 - d. Richmond Metrowalk Associates, LP, (Metrowalk at Richmond Apartments), City of Richmond, County of Contra Costa; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-151)
 - e. Mandela Station Affordable LP, a California Limited Partnership (Mandela Station Apartments), City of Oakland, County of Alameda; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-152)
 - f. Viscar Terrace LP, (Viscar Terrace Apartments), City of Murrieta, County of Riverside; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-153)
 - g. 304 E. Spruce St. LP, (The Hub @ Inglewood First Apartments), City of Inglewood, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-154)

- h. Windsor Park, LP, (Windsor Park Apartments), City of Windsor, County of Sonoma; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-155)
 - i. 4464 Sepulveda Blvd., L.P., a California Limited Partnership (Jubilo Village Apartments), City of Culver City, County of Los Angeles; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-156)
 - j. Community Housing Improvement Systems and Planning Association, Inc., or an affiliate thereof, (Mills Ranch Apartments), City of King City, County of Monterey; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-157)
 - k. WHCHC Wetherly, L.P., a California Limited Partnership, (910 Wetherly Drive Apartments), City of West Hollywood, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-158)
 - l. CSH Edes Housing LP, a California Limited Partnership, (CSH Edes Housing Phase I Apartments), City of Oakland, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-159)
 - m. CSH Edes Housing III LP, a California Limited Partnership, (CSH Edes Housing Phase III Apartments), City of Oakland, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-160)
 - n. Butterfly's Haven, or an affiliate, (Treehouse Leimert Apartments), City of Los Angeles, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-161)
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. View at Julian, LP, a California Limited Partnership, (View at Julian Apartments), City of San Jose, County of Santa Clara; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-162)
 - b. Orange 702, L.P., a California Limited Partnership, (The Orion Apartments), City of Orange, County of Orange; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-163)
 - c. Baldwin Park RHF Partners, L.P., a California Limited Partnership, (Central Metro Place Apartments), City of Baldwin Park, County of Los Angeles; issue up to \$17,922,013 in tax-exempt and/or taxable revenue bonds. (Resolution 24-164)
 - d. Mammoth Lakes Pacific Associates III, a California Limited Partnership, (Kingfisher Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-165)
 - e. Auburn Park II, L.P., a California Limited Partnership, (Auburn Park II Apartments), City of San Diego, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-166)
 - f. Oakland Pacific Associates II, a California Limited Partnership, (The Courtyards on International Apartments), City of Oakland, County of Alameda; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-167)
 - g. San Jose Monterey Pacific Associates, a California Limited Partnership, (Monterey Road Apartments), City of San Jose, County of Santa Clara; issue up to \$143,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-168)
 - h. Roseville Affordable, L.P., a California Limited Partnership, (Gibson Drive Apartments), City of Roseville, County of Placer; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-169)
 - i. 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 \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-170)
 - j. Cloverdale Pacific Associates, a California Limited Partnership, (Alexander Valley Apartments), City of Cloverdale, County of Sonoma; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-171)
 - k. TPC QOZB-Concord, LP, a California Limited Partnership, (The Ashbury Apartments), City of Concord, County of Contra Costa; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-172)
 - l. MAAC Laurel Tree LP, a California Limited Partnership, (Laurel Tree Apartments), City of Carlsbad, County of San Diego; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-173)
 - m. St. Mary and All Angels Christian Church, a California nonprofit public benefit corporation, City of Aliso Viejo, County of Orange; issue of up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-174)

- n. A Resolution for Bakersfield Brentwood LP, City of Bakersfield, County of Kern, Authorizing the Modification and Amendment to Prior Revenue Notes in an amount of \$8,063,605 for the Brentwood Crossing Apartments. (Resolution 24-175)
11. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. Affordable Housing Alliance II, Inc., d/b/a Integrity Housing, a Colorado nonprofit corporation (Montessa Apartments), City of Vacaville, County of Solano; grant up to \$10,000 in Charitable Affordable Housing grant. (Resolution 24-176)
 - b. 4252 Crenshaw LP (4252 Crenshaw Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in Charitable Affordable Housing grant. (Resolution 24-177)
 - c. OODB2, LP, a Washington Limited Partnership (Premiere Hollywood Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in Charitable Affordable Housing grant. (Resolution 24-178)
 12. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2024) in an amount not to exceed \$11,000,000 for and on behalf of CMFA Community Facilities District No. 2022-27 (City of Chula Vista – Sunbow), and approving related agreements and actions (Resolution 24-179)
 13. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2024) in an amount not to exceed \$24,870,000 for and on behalf of CMFA Community Facilities District No. 2023-11 (City of Hesperia – Silverwood), Improvement Area No. A, and approving related agreements and actions (Resolution 24-180)
 14. Approve Audit Engagement for FY 2024 Audit
- C. INFORMATIONAL ITEMS FOR THE CMFA**
15. 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
 16. 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 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, April 26, 2024 @ 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
_____ 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 EACH AGENCY

4. Approve audit engagement for FY 2024 audit.

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, April 26, 2024 @ 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. 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. Approve audit engagement for FY 2024 audit.
5. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

6. Administrative Issues.
 - a. Executive Director Report
7. Adjournment.

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