



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, May 17, 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 a Resolution Declaring Consideration to Amend the Rate and Method of Apportionment for CMFA Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area No. 3. (Resolution 24-181)
5. Approve a Resolution Authorizing Amendments to Indenture of Trust and Acquisition Agreement for CMFA Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West) Special Tax Bonds, Series 2022. (Resolution 24-182)

Regular Agenda:

6. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Olive Park Apartments I, LP, (Olive Park Apartments), City of Oceanside, County of San Diego; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-183)
 - b. C&C Development Co., LLC, or an Affiliate Thereof, (Garden Court Apartments), City of Santa Ana, County of Orange; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-184)
 - c. West Harbor Park Affordable Partners, LP, (West Harbor Park II Apartments), City of Vallejo, County of Solano; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-185)
 - d. 1500 15th St Affordable, LP, (1500 15th St Affordable, LP Apartments), City and County of San Francisco; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-186)
7. 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. Vigil Light Senior Apartments, L.P., a California Limited Partnership, (Vigil Light Senior Apartments), City of Santa Rosa, County of Sonoma; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-187)
 - b. Monterey Park Phase II, LP, a California Limited Partnership, (Monterey Park Senior Village Apartments), City of Monterey Park, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-188)
 - c. San Jose South 1st Street Associates, A California Limited Partnership, (Martha Gardens Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-189)

- d. New Del Nido, L.P., a California Limited Partnership, (Del Nido Apartments), City of San Jose, County of Santa Clara; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-190)
 - e. Terry Manor Senior Housing, L.P., a California Limited Partnership, (Terry Manor Apartments), City of Los Angeles, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-191)
 - f. New Grisham Community Housing, L.P., a California Limited Partnership, (Grisham Community Housing Apartments), City of Long Beach, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-192)
 - g. Hunt Pradera II, L.P., a California Limited Partnership, (Hunt's Grove and La Pradera Apartments), Cities of Calistoga and St. Helena, County of Napa; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-193)
 - h. Giant Development II, LP, a California Limited Partnership, (Giant Road Apartments), City of San Pablo, County of Contra Costa; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-194)
 - i. 6531 SEPULVEDA LLC, a California Limited Liability Company, (Sepulveda Heights Apartments) City of Los Angeles, County of Los Angeles, issue of up to \$12,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-195)
 - j. The Ignatian Corporation, a California Nonprofit Religious Corporation, (Saint Ignatius College Prep School) City and County of San Francisco, issue of up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-196)
 - k. MWLA, Inc. d/b/a Turning Point School, a California Nonprofit Corporation, (Turning Point School) City of Culver City, County of Los Angeles, issue of up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-197)
 - l. Monarch PS LP, a California Limited Partnership, (The Monarch Apartments) City of Palm Springs, County of Riverside, issue of up to \$18,114,846 in tax-exempt and/or taxable revenue bonds. (Resolution 24-198)
8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 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 24-199)
 - b. Affordable Housing Alliance II, Inc., d/b/a Integrity Housing, a Colorado nonprofit corporation, (Montessa Apartments), City of Vacaville, County of Solano; acknowledge the change in ownership of the property from aforementioned entity to Montessa Residential, LP, a Delaware limited partnership. (Resolution 24-200)
 9. Declare the CMFA's intention to establish a California Municipal Finance Authority 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. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1 through 5; City Ventures Homebuilding, LLC, a California limited liability company. (Resolution 24-201)
 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. California Municipal Finance Authority Community Facilities District No. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1-5; incur up to \$69,450,000 of indebtedness allocated as follows: Improvement Area No. 1, up to \$13,440,000, Improvement Area No. 2, up to \$16,050,000, Improvement Area No. 3, up to \$16,010,000, Improvement Area No. 4, up to \$12,410,000, and Improvement Area No. 5, up to \$11,540,000; City Ventures Homebuilding, LLC, a California limited liability company. (Resolution 24-202)
 11. Authorize the formation of Community Facilities District in the City of Escondido 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. 2024-5 (City of Escondido – Nutmeg).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-5 (City of Escondido – Nutmeg). (Resolution 24-203)
 - c. Approve Resolution determining necessity to incur up to \$12,550,000 of bonded indebtedness and other debt in and for California Municipal Finance Authority Community Facilities District No. 2024-5 (City of Escondido – Nutmeg). (Resolution 24-204)

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-5 (City of Escondido – Nutmeg). (Resolution 24-205)
 - 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. 2024-5 (City of Escondido – Nutmeg). (Resolution 24-206)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-5 (City of Escondido – Nutmeg). (Ordinance 24-06)
12. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2024B) in an amount not to exceed \$18,120,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2023-15 (City of Lincoln - Twelve Bridges, Village 27) in an amount not to exceed \$6,800,000, CFD No. 2024-2 (City of Riverbank - Diamond Bar East) in an amount not to exceed \$3,800,000, CFD No. 2024-3 (City of Elk Grove - Telos Greens) in an amount not to exceed \$4,300,000, CFD No. 2024-6 (City of Riverbank - Heritage Collection) in an amount not to exceed \$1,400,000, and CFD No. 2024-7 (City of Roseville - Pinnacle) in an amount not to exceed \$1,820,000 and approving related agreements and actions. (Resolution 24-207).

C. INFORMATIONAL ITEMS FOR THE CMFA

13. Treasurer’s Report.
14. 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
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 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

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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. 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, May 17, 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. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

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

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