



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, June 28, 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 Execution and Delivery of an Amendment to the Loan Agreement Executed in Connection with the Issuance of Social Bonds for HealthRIGHT 360. (Resolution 24-228)
5. Approve California Affordable Housing Development Association, California City Management Foundation, California Contract Cities Association, California Housing Consortium, California Council for Affordable Housing, California Society of Municipal Finance Officers, Council of Development Finance Agencies, Government Finance Officers Association, Healthcare Financial Management Association, Housing California, Kennedy Commission, National Housing & Rehabilitation Association, Non-Profit Housing Association of Northern California, Southern California Association of Non-Profit Housing and San Diego Housing Federation memberships.
6. Approve sponsorship for the NPH annual affordable housing conference.
7. Adoption of a Resolution (Resolution 24-229) evidencing its approval of additional Members of the Authority: Cities of Alturas, Hesperia, Ripon Town of Loomis & County of Colusa & Calaveras County Water District, Central Contra Costa Sanitation District, Lammersville Joint Unified School District, Loomis Union School District, Newman-Crows Landing School District, Ross Valley Sanitary District.

Regular Agenda:

8. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
9. Performance and/or Compensation Review of Service Providers - including Alliant Insurance Services, Inc., AmeriNat Nationwide Loan Servicing, Ascenda Latitude33 Administrator, LLC, BLDG Housing LLC, BLX Group LLC, Catalyst Housing Group LLC, Del Rio Advisors, LLC, DTA, Edward Becker, Fortifi Financial, Inc., Francisco & Associates, Inc., Goodwin Consulting Group, Greystar California, Inc., HomeFed Asset Management, LLC, Integra Realty Resources, Joe A. Gonsalves & Son, Jones Hall APLC, Koppel & Gruber Public Finance, Piper Sandler Companies, Sierra Management Group, LLC, Simplifile, LLC, Smith Manus, The Gregory Group, LLC, US Bank Corporate Trust, Wilson Turner Kosmo, and Wipfli LLP.

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. Alexander Napa, L.P., a California Limited Partnership, (Alexander Crossings Apartments), City of Napa, County of Napa; reissue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-230)
 - b. Amistad Housing Partners I LP, a California Limited Partnership, (Mendocino at Talega I Apartments), City of San Clemente, County of Orange; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-231)
 - c. Amistad Housing Partners II LP, a California Limited Partnership, (Mendocino at Talega II Apartments), City of San Clemente, County of Orange; reissue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-232)
11. Approve Resolution establishing improvement areas, establishing special tax formulas and other matters for each improvement area, and submitting changes to qualified electors in and for the California Municipal Finance Authority Community Facilities District No. 2022-28 (City of Victorville – Jasper & Crossings). (Resolution 23-233)
12. Authorize the amendment of the Rate and Method of Apportionment for California Municipal Finance Authority Community Facilities District in the County of Placer and other related actions:
 - a. Hold a Public Hearing regarding the amendment of the special tax formula and submitting amendment to qualified electors for California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area 3.
 - b. Approve Resolution amending the special tax formula and submitting amendment to qualified electors for California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area 3. (Resolution 24-234)
 - c. Announcement of results of election.
 - d. Approve Resolution declaring results of amendment of special election, determining validity of prior proceedings, and directing recording of amended notice of special tax lien in and for California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch) Improvement Area 3. (Resolution 24-235)
13. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Lancaster 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. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1 through 5.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1 through 5. (Resolution 24-236)
 - c. Approve Resolution determining necessity to 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 in and for California Municipal Finance Authority Community Facilities District No. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1 through 5. (Resolution 24-237)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1 through 5. (Resolution 24-238)
 - 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 California Municipal Finance Authority Community Facilities District No. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1 through 5. (Resolution 24-239)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-8 (City of Lancaster – Avanti North) Improvement Areas 1 through 5. (Ordinance 24-07)

C. INFORMATIONAL ITEMS FOR THE CMFA

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

Friday, June 28, 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. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
5. SFA I- Approve the updated Project Administration Agreement for The Mix.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

6. Administrative Issues.
 - a. Executive Director Report
 - b. Transaction Update
 - c. Legal Update
7. Adjournment.

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

Regular Meeting Agenda

Friday, June 28, 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. Elect Board Members and Officers for the CFPF, CFSC, CMFA and SFAs.
5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
6. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

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

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