



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, July 19, 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.

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|---------------------------|--------------------------------|
| _____ 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 of the SCANPH Annual Conference.
5. Approve Gold Sponsorship for the 2025 Housing California Conference.
6. Approve Sponsorship for the Self-Help Enterprises 60th Anniversary Event.
7. Approve a resolution requesting the County of Nevada to collect special taxes for California Municipal Finance Authority Community Facilities District No. 2019-2 (Town of Truckee - Coldstream). (Resolution 24-240)

Regular Agenda:

8. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Rotary Gardens, L.P., (Rotary Gardens Apartments), City of South San Francisco, County of San Mateo; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-241)
 - b. PSI Rehab, LP, (Paseo Senter Apartments), City of San Jose, County of Santa Clara; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-242)
 - c. St. John Manor II, LP, (St. John Manor Apartments), City of Bakersfield, County of Kern, issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-243)
 - d. Rodeo Village II, LP, (Rodeo Village Apartments), City of Victorville, County of San Bernardino; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-244)
 - e. YVR, L.P., (699 Ygnacio Valley Road Apartments), City of Walnut Creek, County of Contra Costa; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-245)
 - f. Apple Valley Olive Grove, L.P., (Apple Valley Apartments), City of Santa Rosa, County of Sonoma; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-246)
 - g. EAH Inc. or an affiliate thereof, (San Clemente Place Apartments), Town of Corte Madera, County of Marin; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-247)
 - h. 330 Distel Circle L.P., (Distel Circle Apartments), City of Los Altos, County of Santa Clara; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-248)
 - i. The Magnolias LP, (The Magnolias Apartments), City of Morgan Hill, County of Santa Clara; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-249)
9. 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. Resolution authorizing certain amendments associated with Broadway Plaza Family Apartments, LP, a California limited partnership, (Hotel Fresno Apartments), City of Fresno, County of Fresno. (Resolution 24-250)

- b. Caritas Affordable Housing, Inc., a California nonprofit public benefit corporation, (Caritas Projects), Cities of Brea, Lancaster, Vista, Rohnert Park, Yucca Valley, and Lakeport; Counties of Lake, Los Angeles, Orange, San Diego, San Bernardino, Sonoma; issue up to \$166,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-251)
10. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. RMG Fee Avalon, LP, a California limited partnership (Harbour Residences Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-252)
 - b. BIF NON OZ 4209 WESTERN AVE, LP, (4209 Western Avenue Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-253)
 - c. BIF NON OZ 1100 MLK BLK, LP, a California limited partnership, (1130 Martin Luther King Jr. Blvd Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-254)
11. 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. 2024-13 (City of Roseville – Roseville 10); Fieldstone Communities, LLC. (Resolution 24-255)
12. Declare the CMFA's intention to incur bonded indebtedness for a California Municipal Finance Authority Community Facilities District to finance the acquisition and construction of certain public facilities as follows:
 - a. California Municipal Finance Authority Community Facilities District No. 2024-13 (City of Roseville – Roseville 10); incur up to \$1,700,000 of indebtedness; Fieldstone Communities, LLC. (Resolution 24-256)
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 24-257)
 - 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 24-258)
 - 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 24-259)
 - 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 24-260)
 - 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)
14. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Rancho Cordova 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. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc). (Resolution 24-261)

- c. Approve Resolution determining necessity to incur up to \$4,200,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc). (Resolution 24-262)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc). (Resolution 24-263)
 - 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. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc). (Resolution 24-264)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc). (Ordinance 24-08)
15. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of Placer 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. 2024-10 (County of Placer – Briar Meadows).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-10 (County of Placer – Briar Meadows). (Resolution 24-265)
 - c. Approve Resolution determining necessity to incur up to \$3,100,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-10 (County of Placer – Briar Meadows). (Resolution 24-266)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-10 (County of Placer – Briar Meadows). (Resolution 24-267)
 - 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. 2024-10 (County of Placer – Briar Meadows). (Resolution 24-268)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-10 (County of Placer – Briar Meadows). (Ordinance 24-09)

C. INFORMATIONAL ITEMS FOR THE CMFA

16. Administrative Issues.
- a. Executive Director Report
 - b. Year in Review
 - c. Membership Update
 - d. Marketing Update
 - e. Transaction Update
 - f. Legislative Update
 - g. Legal Update
 - h. 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 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

This 3-page agenda was posted at _____ on _____, 2024 at _____.
Signed _____.