



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, August 9, 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 Century Housing’s “Written in the Stars” event.
5. Approve sponsorship for Asian Americans in Public Finance.
6. Approve Resolution Approving a Revised Rate and Method of Apportionment of Special Tax to Correct Inconsistency for California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale – Wildflower/Creekside Encore). (Resolution 24-269)
7. Waiver of Second Reading and Adoption 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)
8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-10 (County of Placer – Briar Meadows). (Ordinance 24-09)
9. Approve Engagement of Causey Demgen & Moore P.C. to provide Arbitrage Rebate Services for the BOLD Program.

Regular Agenda:

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. 2400 Willow Pass, L.P., a California limited partnership, (2400 Willow Pass Apartments), City of Concord, County of Contra Costa; issue up to 10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-270)
 - b. SCHOC I LLC, a California limited liability company, (The Monarch Apartments), City of Palm Springs, County of Riverside; issue up to \$19,405,061 in tax-exempt and/or taxable revenue bonds. (Resolution 24-271)
 - c. Chinatown BART Senior Housing, LP, (Chinatown TOD Senior Apartments), City of Oakland, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-272)
 - d. Seaside, LP, a California limited partnership, (Seaside Apartments), Located in unincorporated County of Santa Cruz; issue up to 75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-273)
 - e. La Maestra Community Health Centers, City of El Cajon, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-274)
 - f. Eskaton Properties, Incorporated, a nonprofit public benefit corporation, City of Grass Valley, Counties of Nevada, Placer and Sacramento; issue up to \$130,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-275)

11. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 2330 3rd Street Apartments L.P., a California limited partnership (2330 3rd Street Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-276)
 - b. APPIAN LP, (Appian Terrace Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-277)
 - c. Sierra Park LP, a California Limited Partnership, (Sierra Park Apartments), Located in unincorporated County of Sacramento; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-278)
 - d. BIF NON OZ 7524 S HOOVER ST, LP, (7524 S. Hoover St. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-279)
 - e. GC 1422-1428 6th, LP, (Santa Monica Portfolio A Apartments), City of Santa Monica, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-280)
 - f. GC 1422-1432 7th, LP, (Santa Monica Portfolio B Apartments), City of Santa Monica, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-281)
 - g. GC 1423-1425 6th, LP, (Santa Monica Portfolio C Apartments), City of Santa Monica, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-282)
 - h. GC 1522 6th, LP, (Santa Monica Portfolio D Apartments), City of Santa Monica, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-283)
 - i. GC 1537 7th, LP, (Santa Monica Portfolio E Apartments), City of Santa Monica, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-284)
 - j. GC 2001-2029 Olympic, LP, (Santa Monica Portfolio F Apartments), City of Santa Monica, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-285)
 - k. Post Harbor Terrace, LP, (Harbor Terrace Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-286)

12. 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. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas); RC Hobbs Companies. (Resolution 24-287)
 - b. California Municipal Finance Authority Community Facilities District No 2024-14 (City of Rocklin - Whitney Ranch Unit 49), Anthem Whitney Ranch Homes LP. (Resolution 24-288)

13. 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. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas); incur up to \$4,090,000 of indebtedness; RC Hobbs Companies. (Resolution 24-289)
 - b. California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49); incur up to \$7,100,000 of indebtedness; Anthem Whitney Ranch Homes LP. (Resolution 24-290)

14. 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 24-291)
 - 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 24-292)
 - 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 24-293)
 - 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 24-294)
- 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)

15. Discuss and approve an amendment to the Executive Director Contract.

C. INFORMATIONAL ITEMS FOR THE CMFA

16. Administrative Issues.
- a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. Accounting 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 _____.



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Agenda

Friday, August 9, 2024 @ 11:00 a.m.

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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. Pleasant View 2024 Limited Partnership, (Pleasant View Apartments), City of Fresno, County of Fresno; issue up to \$18,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-295)
 - b. 5435 Balboa, LP, (Oaks on Balboa Apartments), City of Los Angeles, County of Los Angeles; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-296)
 - c. Community Housing Works or an affiliate thereof, (Fallbrook View Apartments), Census-designated place of Fallbrook, County of San Diego, issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-297)
 - d. Mulberry Gardens Family, L.P., (Mulberry Gardens Family Apartments), City of Riverside, County of Riverside; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-298)
 - e. Saggio Hills Lot 14, L.P., (Saggio Hills I Apartments), City of Healdsburg, County of Sonoma; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-299)
 - f. 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 24-300)
 - g. St. John Manor II, LP, (St. John Manor Apartments), City of Bakersfield, County of Kern, issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-301)
 - h. Rodeo Village II, LP, (Rodeo Village Apartments), City of Victorville, County of San Bernardino; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-302)
 - i. Community Corporation of Santa Monica or an affiliate thereof, (2033 Virginia Apartments), City of Santa Monica, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-303)
 - j. 1051 Mission, L.P., (1051 Mission Road Apartments), City of South San Francisco, County of San Mateo; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-304)
 - k. Willows Resyndication LP, (The Willows Apartments), City of San Jose, County of Santa Clara; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-305)
 - l. East Bay Asian Local Development Corporation or an affiliate thereof, (JLG & Avalon Senior Housing Apartments), Cities of Oakland & Emeryville, County of Alameda; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-306)
 - m. Vintage Housing Holdings, or an affiliate thereof, (Bella Vista A Apartments), City of Richmond, County of Contra Costa; issue up to \$115,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-307)
 - n. Vintage Housing Holdings, or an affiliate thereof, (Bella Vista B Apartments), City of Richmond, County of Contra Costa; issue up to \$115,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-308)

- o. Vintage Housing Holdings, or an affiliate thereof, (Chadwick Apartments), City of Los Angeles, County of Los Angeles; issue up to \$120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-309)
- p. Vintage Housing Holdings, or an affiliate thereof, (Seasons Apartments), City of Elk Grove, County of Sacramento; issue up to \$32,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-310)
- q. Aspire Apartments LP, (Aspire Apartments), City of Thousand Oaks, County of Ventura; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-311)
- r. Lakeport Fenway Avenue LP, (Parkside Apartments), City of Lakeport, County of Lake; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-312)
- s. San Pablo Church Lane II LP, (Alvarado Gardens Phase II Apartments), City of San Pablo, County of Contra Costa; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-313)
- t. Sacramento 11th Street II LP, (Central Sacramento Studios Phase II Apartments), City of Sacramento, County of Sacramento; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-314)
- u. Mount Shasta Chestnut Street LP, (Mountain Townhomes), City of Mt. Shasta, County of Siskiyou; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-315)
- v. Santa Cruz Highway 9 LP, (Santa Cruz Veterans Village Apartments), census-designated place of Ben Lomond, County of Santa Cruz; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-316)
- w. Green Valley Family Housing, L.P., (Green Vally Apartments), Unincorporated County of El Dorado; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-317)
- x. Eden Palms, L.P., (Eden Palms Apartments), City of San Jose, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-318)
- y. Ramona Preservation LP, (Montecito Village Apartments), Census-designated place of Ramona, County of San Diego; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-319)
- z. Soquel Pacific Associates, LP, (41st & Soquel Apartments), Census designated place of Soquel, County of Santa Cruz; issue up to \$165,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-320)
- aa. 34SP Development, L.P., (34th & San Pablo Family Housing), City of Oakland, County of Alameda; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-321)
- bb. 101 Housing Partners LP, (The 101 Apartments), City of Long Beach, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-322)
- cc. Otay Affordable II V8, LP, (Otay Ranch II Apartments), City of Chula Vista, County of San Diego; issue up to \$110,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-323)
- dd. Sinatra Family Housing, LP, (Palm Desert Family Housing), City of Palm Desert, County of Riverside; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-324)
- ee. Fremont 631, L.P., (Centerville Plaza Apartments), City of Fremont, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-325)
- ff. Rocklin Sierra 703, L.P., (Sage at College Park Apartments), City of Rocklin, County of Placer; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-326)
- gg. America Neighborhood Housing or an affiliate thereof, (Vista Heights Apartments), City of Murrieta, County of Riverside; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-327)
- hh. Community Housing Works or an affiliate thereof, (Old Grove Apartments), City of Oceanside, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-328)
- ii. San Jose Trimble Associates, LP, (Trimble Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-329)
- jj. San Leandro Bay Fair Associates, a California Limited Partnership, (Bay Fair Apartments), City of San Leandro, County of Alameda; issue up to \$140,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-330)
- kk. Oroville Nelson Associates, LP, (Nelson Pointe Apartments), City of Oroville, County of Butte; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-331)
- ll. Bay Point Pacific Associates, LP, (Orbisonia Village Apartments), Census-designated place of Bay Point, County of Contra Costa; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-332)
- mm. El Camino Real Housing Partners LP, (Montecito Vista Apartments), City of Irvine, County of Orange; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-333)
- nn. Fallbrook Senior Apartments LP, (Brookview Senior Villas Apartments), Census-designated place of Fallbrook, County of San Diego; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-334)

- oo. Fairfield Park Vista LP, (Park Vista Apartments), City of Anaheim, County of Orange; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-335)
- pp. San Ysidro Pacific Associates, LP, (Trolley Stop Apartments), City of San Diego, County of San Diego; issue up to \$120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-336)
- qq. El Cerrito Pacific Associates, LP, (Eastshore Vista Apartments), City of El Cerrito, County of Contra Costa; issue up to \$110,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-337)
- rr. Millbrae Broadway Pacific Associates, LP, (Broadway Meadows Apartments), City of Millbrae, County of San Mateo; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-338)
- ss. Rancho Mirage Pacific Associates, LP, (Via Vail Village Apartments), City of Rancho Mirage, County of Riverside; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-339)
- tt. CSH MacArthur LP, (CSH MacArthur Housing), City of Oakland, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-340)
- uu. CRP Arbor View Apartments, (Arbor View Apartments), City of Fremont, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-341)
- vv. CRP Baler Place LP, (Baler Place Apartments), City of Hollister, County of San Benito; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-342)
- ww. The Ridge at Ralston LP, (The Ridge at Ralston Apartments), City of Belmont, County of San Mateo; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-343)
- xx. Linc Armory, LP, (Armory Arts Collective Apartments), City of Long Beach, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-344)
- yy. Danville Pacific Associates, LP, (Walnut Apartments), City of Danville, County of Contra Costa; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-345)
- zz. The Related Companies or an affiliate thereof, (Plummer Village Apartments), City of Los Angeles, County of Los Angeles; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-346)
- aaa. Related Companies or an affiliate thereof, (Amador Station Apartments), City of Dublin, County of Alameda; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-347)
- bbb. The Pacific Companies or an affiliate thereof, (Harrington Grove Apartments), City of Folsom, County of Sacramento; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-348)
- ccc. The Pacific Companies or an affiliate thereof, (Mammoth Lakes Family Apartments), Town of Mammoth Lakes, County of Mono; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-349)
- ddd. Santa Maria Orchard Terrace Associates, LP, (Orchard Terrace Apartments), City of Santa Maria, County of Santa Barbara; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-350)
- eee. La Vista Preservation, L.P., (La Vista Apartments), City of Concord, County of Contra Costa; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-351)

C. INFORMATIONAL ITEMS FOR THE CMFA

- 4. Adjournment.

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Signed _____.