



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, September 20, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd 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 (Alt.)	_____ Mr. Louis McClure
_____ 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. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-13 (City of Roseville – Roseville 10). (Ordinance 24-10)

Regular Agenda:

5. Approve a resolution of the California Municipal Finance Authority ratifying inducement certificates declaring the Authority's official intent to issue revenue bonds to finance one or more multifamily projects and related actions. (Resolution 24- 373)
- a. El Camino Real Housing Partners LP, (Montecito Vista Apartments), City of Irvine, County of Orange; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds.
6. 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. Vista Sunrise II, L.P., a California limited partnership, (Vista Sunrise II Apartments), City of Palm Springs, County of Riverside; issue up to \$745,000 in multifamily housing revenue bonds. (Resolution 24-374)
- b. West Harbor Park Affordable Partners, LP, (West Harbor Park Apartments), City of Vallejo, County of Solano; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-375)
- c. Recology Inc., Counties of San Mateo, Solano and Sonoma; issue up to \$61,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-376)
7. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. BWF II ETHOS CA HORIZON LP, a Delaware limited partnership, (Horizon Apartments), City of Santa Ana, County of Orange; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-377)
- b. 6171 MISSION GORGE OWNER LP, (6171 Mission Gorge Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-378)
- c. BIF NON OZ 6200 BROADWAY BLK, LP, (6200 S. Broadway Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-379)
- d. BIF NON OZ 4228 WESTERN AVE, LP, (4228 Western Ave. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-380)

- e. IF OZ 4300 S VERMONT AVE BLK LP a Delaware limited partnership, (4327 S. Vermont Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-381)
 - f. BIF NON OZ 2000 Imperial Hwy Blk, LP, (2023 Imperial Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-382)
 - g. Post Marquee North Hollywood, LP (Marquee Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-383)
 - h. 400 Meridian, LP, a California limited partnership, (Meridian Apartments), City of San Rafael, County of Marin; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-384)
8. Declare the California Municipal Finance Authority's intention to annex territory to California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North) designate territory as Improvement Area No. 2 and incur up to \$26,000,000 of indebtedness; Taylor Morrison of California, LLC (Resolution 24-385)
 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- 5; City Ventures Homebuilding, LLC, a California limited liability company. (Resolution 24-386)
 10. 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. 2024-8 (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 24-387)
 11. Authorize the formation of California Municipal Finance Authority Community Facilities District in the Jurupa Area Recreation and Park District 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. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Resolution 24-388)
 - c. Approve Resolution determining necessity to incur up to \$4,090,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Resolution 24-389)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Resolution 24-390)
 - 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. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Resolution 24-391)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Ordinance 24-11)
 12. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Rocklin 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. 2024-14 (City of Rocklin - Whitney Ranch Unit 49).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Resolution 24-392)

- c. Approve Resolution determining necessity to incur up to \$7,100,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Resolution 24-393)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Resolution 24-394)
 - 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. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Resolution 24-395)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49). (Ordinance 24-12)
13. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2024) in an amount not to exceed \$8,000,000 for and on behalf of CMFA Community Facilities District 2022-8 (City of Palmdale – Wildflower/Creekside Encore) and approving related agreements and actions. (Resolution 24-396)
14. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2024C) in an amount not to exceed \$13,380,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2021-6 (City of West Sacramento – The Rivers); Improvement Area No. 2 in an amount not to exceed \$2,500,000, CFD No. 2022-28 (City of Victorville – Jasper & Crossings); Improvement Area No. 1 in an amount not to exceed \$2,390,000, CFD No. 2023-6 (City of Lincoln – Magnolia Village) in an amount not to exceed \$1,490,000, and CFD No. 2023-13 (County of Yuba – Plumas Lake - Leak) in an amount not to exceed \$7,000,000 and approving related agreements and actions. (Resolution 24-397).

C. INFORMATIONAL ITEMS FOR THE CMFA

15. Administrative Issues.
- a. Executive Director Report
 - b. Membership Update
 - c. Marketing 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 _____.



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

Regular Meeting Agenda

Friday, September 20, 2024 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd 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 (Alt.)	_____ Mr. Louis McClure
_____ 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. Administrative Issues.
 - a. Executive Director Report
6. 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 1-page agenda was posted at 200 S. Anaheim Blvd., Anaheim, CA 92805 on _____, 2024 at _____ Signed _____.