



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, November 1, 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. 2024-15 (County of San Joaquin - Ligurian Village). (Ordinance 24-13)
5. 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. 4, 5 and 6. (Resolution 24-422)
6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 24-423):
 - a. 4752 Main, LP, (Main Street Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - b. 7777 Valley View, L.P., (Casa La Palma Apartments), City of La Palma, County of Orange; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - c. 12th Street 19 LLLP, (12th Street Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - d. 2025 E 4th Street LLLP, (4th Street Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - e. 2933 8th LLLP, (8th Street Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - f. 247 S Alexandria LLLP, (Alexandria I Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - g. 130 Alexandria LLLP, (Alexandria II Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - h. Ardmore 19 LLLP, (Ardmore Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - i. 808 S Hobart LLLP, (Ashby Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - j. Ave 55 19 LLLP, (Avalon Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - k. 454 Catalina LLLP, (Catalina Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - l. 103 S Edgemont LLLP, (Edgemont Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

- m. 861 Fedora LLLP, (Fedora Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- n. Carson Gramercy LLLP // 974 S Gramercy LLLP, (Gramercy Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- o. 516 Harvard LLLP, (Harvard Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- p. 5200 Hollywood LLLP, (Hollywood Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- q. Irolo 16 LLLP, (Irolo Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- r. Kenmore 20 LLLP, (Kenmore I Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- s. Kenmore 20 II LLLP, (Kenmore II Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- t. 915 S Kenmore LLLP, (Kenmore III Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- u. 530 Kingsley LLLP, (Kingsley Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- v. 5406 Lexington LLLP, (Lexington Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- w. Manhattan 20 LLLP, (Manhattan I & II Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- x. 426 Manhattan LLLP, (Manhattan III Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- y. Mariposa 20 LLLP, (Mariposa I Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- z. 260 S Mariposa LLLP, (Mariposa II Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- aa. 750 Mariposa LLLP, (Mariposa III Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- bb. 520 Mariposa LLLP, (Mariposa IV Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- cc. Monte Vista 19 LLLP, (Monte Vista Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- dd. 739 Normandie LLLP, (Normandie Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- ee. 1111 Norton LLLP, (Norton Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- ff. Oxford 19 LLLP, (Oxford I Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- gg. Oxford 20 LLLP, (Oxford II Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- hh. 960 S Oxford LLLP, (Oxford III Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- ii. Highland 19 LLLP, (Parkview Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- jj. 3715 W 1st Street LLLP, (Seven Lions Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- kk. 515 S St. Andrews LLLP, (St. Andrews I Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- ll. 516 St. Andrews LLLP, (St. Andrews II Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- mm. Western 19 LLLP, (Western Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- nn. 132 Westmoreland LLLP, (Westmoreland Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

Regular Agenda:

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. Rancho Sierra I LP, a California limited partnership, (Rancho Sierra Senior Apartments), Unincorporated County of Ventura; issue up to \$15,000,000 in multifamily housing revenue bonds. (Resolution 24-424)
 - b. Linc Windsor Park LP, a California limited partnership, (Heritage Park, FKA Windsor Park Apartments), Town of Windsor, County of Sonoma; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-425)
 - c. Waste Management, Inc, (Waste Management Project), California cities or unincorporated communities of Anderson, Livermore, Morgan Hill, Novato, Palmdale, Sacramento, San Leandro, San Jose and Simi Valley, and in the California counties of Alameda, Los Angeles, Marin, Sacramento, Santa Clara, Shasta and Ventura; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-426)
8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 699 14TH Street CSLC LP, (Market Street Village Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-427)
 - b. 1201 Fulton Ave LP, (The Carla Apartments), Unincorporated County of Sacramento; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-428)
 - c. Post Creekside, LP, (Creekside Villas Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-429)
 - d. Trion Skylark Properties, LP, (Skylark Place by Trion Living Apartments), Unincorporated County of Sacramento; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-430)
9. Authorize the Annexation of Territory to California Municipal Finance Authority Community Facilities District in the County of Sacramento, designate such territory as Improvement Area No. 2 and authorize the issuance of special tax bonds or other obligations in the amount of up to \$26,800,000 to finance public infrastructure, and other related actions:
 - a. Hold a Public Hearing regarding the annexation, establishing Improvement Area No. 2, bonded indebtedness, and appropriation limits for Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North).
 - b. Approve Resolution submitting annexation of territory, bonded indebtedness limit and appropriations limit for Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North) to qualified electors. (Resolution 24-431)
 - c. Announcement of results of election.
 - d. Approve Resolution declaring results of special annexation election and directing recording of notice of special tax lien in and for Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North). (Resolution 24-432)
 - e. Introduction and Waiving First Reading of Ordinance Amending Ordinance No. 22-12 levying special taxes within California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North). (Ordinance 24-15)
10. Authorize the issuance and sale of special tax bonds (BOLD Series 2024) in an amount not to exceed \$15,000,000 for and on behalf of Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2023-5 (County of Sacramento – The Gap) and approving related agreements and actions. (Resolution 24-433).
11. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2024D) in an amount not to exceed \$16,565,000, and related issuance and purchase of special tax bonds issued for and on behalf of CFD No. 2022-2 (City of Suisun City – Meridian West) in an amount not to exceed \$3,500,000, CFD No. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc) in an amount not to exceed \$2,010,000, CFD No. 2024-10 (County of Placer – Briar Meadows) in an amount not to exceed \$2,000,000, CFD No. 2024-14 (City of Rocklin – Whitney Ranch Unit 49) in an amount not to exceed \$3,800,000, Improvement Area No. 1 of CFD No. 2024-15 (County of San Joaquin – Ligurian Village) in an amount not to exceed \$5,255,000 and approving related agreements and actions. (Resolution 24-434).
12. Approve a Third Amendment to Amended and Restated Credit Agreement with Royal Bank of Canada and related matters. (Resolution 24-435)

C. INFORMATIONAL ITEMS FOR THE CMFA

- 13. 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

- 14. 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 4-page agenda was posted at _____ on _____, 2024 at _____.
Signed _____.



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

Regular Meeting Agenda

Friday, November 1, 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.

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