



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, October 11, 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. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas). (Ordinance 24-11)
5. Waiver of Second Reading and Adoption 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)
6. Adoption of a resolution approving the 2025 regular board of directors meeting schedule. (Resolution 24-398)
7. Acceptance of application for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grant:
 - a. 4752 Main, LP, (4752 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. (Resolution 24-399)
 - b. Standard Properties or an affiliated thereof, (Summerwood Apartments Homes Apartments), City of Hayward, County of Alameda; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-400)

Regular Agenda:

8. 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. Schindler Real Estate or an affiliate thereof, (Perris Sterling Villas II), City of Perris, County of Riverside; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-401)
 - b. 1141 Vermont Property LP, (1141 Vermont Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-402)
 - c. CASA Grande Investments I LLC, (Teresina Apartments), City of Chula Vista, County of San Diego; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-403)
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. Mercy Housing California 107, L.P., a California limited partnership, (Villa St. Joseph Apartments), City of Orange, County of Orange; issue up to \$494,000 in multifamily housing revenue bonds. (Resolution 24-404)

- b. Bold Manteca LP, a California limited partnership, (Los Robles Apartments fka 1241 N. Main Apartments), City of Manteca, County of San Joaquin; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-405)
 - c. Sierra Ridge 3600 LLC, a California limited liability company, (Vue at 3600 Apartments), City of Richmond, County of Contra Costa; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-406)
 - d. Witmer Manor Community Partners, LP, a California limited partnership, (Witmer Manor Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-407)
 - e. 220 Quince, L.P., a California limited partnership, (Quince St. Seniors Apartments), City of Escondido, County of San Diego; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-408)
 - f. Lincoln Buena Park LP, a California limited partnership, (Lincoln Avenue Apartments), City of Buena Park, County of Orange; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-409)
10. 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 24-410)
 - b. Hillsdale Property LP, (Hillsdale Gardens Apartments), City of San Mateo, County of San Mateo; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-411)
 - c. 6171 Mission Gorge Owner LP, a California limited partnership, (6171 Mission Gorge Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-412)
 - d. EV 228 Soto, LP, a California limited partnership, (Soto Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-413)
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. 2024-17 (City of Calimesa – 5th Street Townhomes); J.R. Watson & Associates Development Co. (Resolution 24-414)
 - b. California Municipal Finance Authority Community Facilities District No. 2024-18 (City of Rancho Cordova – Sunridge Park III); Tri Pointe Homes Holdings, Inc. (Resolution 24-415)
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. 2024-17 (City of Calimesa – 5th Street Townhomes); incur up to \$4,600,000 of indebtedness; J.R. Watson & Associates Development Co. (Resolution 24-416)
 - b. California Municipal Finance Authority Community Facilities District No. 2024-18 (City of Rancho Cordova – Sunridge Park III); incur up to \$5,100,000 of indebtedness; Tri Pointe Homes Holdings, Inc. (Resolution 24-417)
13. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of San Joaquin 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. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area. (Resolution 24-418)
 - c. Approve Resolution determining necessity to incur up to \$20,300,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) allocated as follows: Improvement Area No. 1, up to \$10,400,000, Future Annexation Area, up to \$9,900,000. (Resolution 24-419)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area. (Resolution 24-420)

- 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. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area. (Resolution 24-421)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-15 (County of San Joaquin - Ligurian Village) Improvement Area 1 and Future Annexation Area. (Ordinance 24-13)
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. 2024-16 (City of Lancaster - Stoneridge Ranch).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch). (Resolution 24-422)
 - c. Approve Resolution determining necessity to incur up to \$12,690,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch). (Resolution 24-423)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch). (Resolution 24-424)
 - 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. 2024-16 (City of Lancaster - Stoneridge Ranch). (Resolution 24-425)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster - Stoneridge Ranch). (Ordinance 24-14)

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 _____.



**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, October 11, 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 (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 EACH AGENCY

4. Resolution approving an amended and restated conflict of interest code for CMFA Special Finance Agency I (Resolution 24-02)
5. Resolution approving an amended and restated conflict of interest code for CMFA Special Finance Agency VII (Resolution 24-02)
6. Resolution approving an amended and restated conflict of interest code for CMFA Special Finance Agency VIII (Resolution 24-02)
7. Resolution approving an amended and restated conflict of interest code for CMFA Special Finance Agency XII (Resolution 24-02)

C. ACTION ITEMS FOR EACH AGENCY

8. Adoption of a resolution approving the 2025 regular board of directors meeting schedule. (Resolution 24-03)
9. Approve the FY 2024 audit and authorize the Audit Subcommittee to make future changes as needed for the following properties:
 - a. CMFA Special Finance Agency - Enclave multifamily rental property
 - b. CMFA Special Finance Agency - Latitude33 multifamily rental property
 - c. CMFA Special Finance Agency - Solana at Grand multifamily rental property
 - d. CMFA Special Finance Agency I - The Mix multifamily rental property
 - e. CMFA Special Finance Agency VII - The Breakwater multifamily rental property
 - f. CMFA Special Finance Agency VIII - Elan multifamily rental property
 - g. CMFA Special Finance Agency XII - Allure multifamily rental property

D. INFORMATIONAL ITEMS FOR EACH AGENCY

10. Administrative Issues.
 - a. Executive Director Report
 - b. Transaction Update
 - c. Legal Update
11. Adjournment.

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

Regular Meeting Agenda

Friday, October 11, 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. Adoption of a resolution approving the 2025 regular board of directors meeting schedule. (Resolution 24-02)
5. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

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

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