



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, December 13, 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. 2024-17 (City of Calimesa – 5th Street Townhomes). (Ordinance 24-16)
5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-18 (City of Rancho Cordova – Sunridge Park III). (Ordinance 24-17)

Regular Agenda:

6. Declare the CMFA’s intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Plaza Housing, L.P., (3135 San Pablo Apartments), City of Oakland, County of Alameda; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-457)
 - b. FPA Ventura Olivas, LLC, (Ventura Affordable Apartments), City of San Buenaventura, County of Ventura; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-458)
 - c. El Dorado Senior Village Apartments II, LP, (El Dorado Senior Village Apartments II), Unincorporated Community of El Dorado, County of El Dorado; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-459)
 - d. 538 Lincoln LP, (538 Lincoln Apartments), City of Redwood City, County of San Mateo; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-460)
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. Plumas Lake Pacific Associates, a California limited partnership, (River Oaks Family Apartments), Census Designated Place of Plumas Lakes, County of Yuba; issue up to \$5,000,000 in multifamily housing revenue bonds. (Resolution 24-461)
 - b. Roseville Harvey 715, L.P, a California limited partnership, (The Crawford Apartments), City of Roseville, County of Placer; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-462)
 - c. Wildomar Family Housing, L.P, a California limited partnership, (Bell Ranch Apartments), City of Wildomar, County of Riverside; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-463)

- d. Mirka La Costa, LP, a California limited partnership, (La Costa Family Apartments), City of Carlsbad, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-464)
 - e. Ascent 613, L.P, a California nonprofit public benefit corporation, (Ascent 613), City of San Diego, County of San Diego; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-465)
 - f. CG Teresina Apartments LP, a Delaware limited partnership, (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 24-466)
 - g. MP Roseland Village Associates LP, a California limited partnership, (Casa Roseland Apartments), City of Santa Rosa, County of Sonoma; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-467)
 - h. Regional Street Investors, L.P., a California limited partnership, (Regional Street Apartments), City of Dublin, County of Alameda; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-468)
 - i. 1634 20th Street, LP, a California limited partnership, (20th Street Apartments), City of Santa Monica, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 24-469)
8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. 651 Addison LLC, a California limited liability company, (Viewpoint Apartments), City of Berkeley, County of Alameda; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-470)
 - b. 99 Ocean Avenue LP, a Delaware limited partnership, (Ventana Residences Apartments), City and County of San Francisco; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-471)
 - c. BWF III Ethos CA Los Gatos Creek LP, a Delaware limited partnership, (SoFi Los Gatos Creek Apartments), City of San Jose, County of Santa Clara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-472)
 - d. Post Chaparral, LP, a Delaware limited partnership, (Chaparral Apartments), City of Palmdale, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 24-473)
9. Authorize the amendment of the Rate and Method of Apportionment for California Municipal Finance Authority Community Facilities District in the County of Placer and other related actions:
- a. Hold a Public Hearing regarding the amendment of the special tax formula and submitting amendment to qualified electors for Improvement Area Nos. 4, 5 and 6 of California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch).
 - b. Approve Resolution amending the special tax formula and submitting amendment to qualified electors for Improvement Area Nos. 4, 5 and 6 of California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 24-474)
 - c. Announcement of results of election.
 - d. Approve Resolution declaring results of amendment of special election, determining validity of prior proceedings, and directing recording of amended notice of special tax lien in and for Improvement Areas Nos. 4, 5 and 6 of California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch). (Resolution 24-475)

C. INFORMATIONAL ITEMS FOR THE CMFA

10. 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
 - h. Accounting Update
11. 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, December 13, 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.

D. INFORMATIONAL ITEMS FOR THE FOUNDATION

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

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