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# Agenda

Tuesday, May 10, 2016

**Place:** County Board of Supervisors Chambers  
Kings County Government Center, Hanford, CA

**Time:** 11:00 a.m.

1.        **CALL TO ORDER**  
          **ROLL CALL – Clerk to the Board**
  
2.        **APPROVAL OF MINUTES**  
          Approval of the minutes from the April 26, 2016 regular meeting.
  
3.        **CONSENT CALENDAR**  
          **A.** Consideration of approving an inducement resolution 16-02I for:
  1. Providence Health & Services - Washington (Providence House Oakland), City of Oakland, County of Alameda; up to \$8,000,000 of revenue bonds.
  2. Solano Carolina Partners, LP (Carolina Heights), City of Vallejo, County of Solano; up to \$17,000,000 of revenue bonds.
  3. Mountain View Community Partners, LP (Mountain View Apartments), City of Cathedral City, County of Riverside; up to \$22,000,000 of revenue bonds.
  4. CANV Construction Company, Inc. (Springville Senior Apartments), City of Camarillo, County of Ventura; up to \$22,000,000 of revenue bonds.
  
4.        **PUBLIC COMMENT**  
          *Any person may directly address the Board at this time on any item on the agenda, or on any other items of interest to the public, that is within the subject matter jurisdiction of the Board. Five (5) minutes are allowed for each item.*
  
5.        **STAFF UPDATES**
  
6.        **ADJOURNMENT**  
          *Adjourn as the California Public Finance Authority.*



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**2. APPROVAL OF MINUTES**

Approval of the minutes from the April 26, 2016 regular meeting.



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## *Action Summary*

Tuesday, April 26, 2016

**Place:** County Board of Supervisors Chambers  
Kings County Government Center, Hanford, CA

**Time:** 11:00 a.m.

1. B 1      **CALL TO ORDER**  
**ROLL CALL – Clerk to the Board**  
**ALL MEMBERS PRESENT**
  
2.            **APPROVAL OF MINUTES**  
Approval of the minutes from the April 19, 2016 regular meeting.  
**ACTION: APPROVED AS PRESENTED (JN/RF/CP/DV-Aye, RV-Absent)**
  
3.            **NEW BUSINESS ACTION ITEMS**  
A. Consider approving resolution 16-02A for Balboa Management, LLC, City of Norco, County of Riverside; up to \$6,000,000 of revenue bonds. (Staff – Scott Carper)  
**ACTION: APPROVED AS PRESENTED (RF/CP/JN/RV/DV-Aye)**
  
4.            **PUBLIC COMMENT**  
*Any person may directly address the Board at this time on any item on the agenda, or on any other items of interest to the public, that is within the subject matter jurisdiction of the Board. Five (5) minutes are allowed for each item.*  
**None**
  
5.            **STAFF UPDATES**  
CalPFA staff stated that they would be a sponsor at the employee recognition barbecue on May 3, 2016.
  
6.            **ADJOURNMENT**  
*The meeting was adjourned at 11:10 a.m.*



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**3. CONSENT CALENDAR**

**A. Consideration of approving an inducement resolution 16-021 for:**

1. Providence Health & Services - Washington (Providence House Oakland), City of Oakland, County of Alameda; up to \$8,000,000 of revenue bonds.
2. Solano Carolina Partners, LP (Carolina Heights), City of Vallejo, County of Solano; up to \$17,000,000 of revenue bonds.
3. Mountain View Community Partners, LP (Mountain View Apartments), City of Cathedral City, County of Riverside; up to \$22,000,000 of revenue bonds.
4. CANV Construction Company, Inc. (Springville Senior Apartments), City of Camarillo, County of Ventura; up to \$22,000,000 of revenue bonds.

**RESOLUTION NO. 16-\_\_I**

**A RESOLUTION OF THE CALIFORNIA PUBLIC FINANCE AUTHORITY SETTING FORTH THE AUTHORITY'S OFFICIAL INTENT TO ISSUE MULTIFAMILY HOUSING REVENUE BONDS TO UNDERTAKE THE FINANCING OF VARIOUS MULTIFAMILY RENTAL HOUSING PROJECTS AND RELATED ACTIONS**

**WHEREAS**, California Public Finance Authority (the "Authority") is authorized and empowered by the Title 1, Division 7, Chapter 5 of the California Government Code to issue mortgage revenue bonds pursuant to Part 5 (commencing with Section 52000) of the California Health and Safety Code (the "Act"), for the purpose of financing multifamily rental housing projects; and

**WHEREAS**, the borrowers identified in Exhibit A hereto and/or related entities (collectively, the "Borrowers") have requested that the Authority issue and sell multifamily housing revenue bonds (the "Bonds") pursuant to the Act for the purpose of financing the acquisition and rehabilitation or construction as set forth in Exhibit A, of certain multifamily rental housing developments identified in Exhibit A hereto (collectively, the "Projects"); and

**WHEREAS**, the Authority, in the course of assisting the Borrowers in financing the Projects, expects that the Borrowers have paid or may pay certain expenditures (the "Reimbursement Expenditures") in connection with the Projects within 60 days prior to the adoption of this Resolution and prior to the issuance of the Bonds for the purpose of financing costs associated with the Projects on a long-term basis; and

**WHEREAS**, Section 1.103-8(a)(5) and Section 1.150-2 of the Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior expenditures for the Projects with proceeds of a subsequent tax-exempt borrowing; and

**WHEREAS**, the Authority wishes to declare its intention to authorize the issuance of Bonds for the purpose of financing costs of the Projects (including reimbursement of the Reimbursement Expenditures, when so requested by the Borrower upon such terms and condition as may then be agreed upon by the Authority, the Borrower and the purchaser of the Bonds) in an aggregate principal amount not to exceed the amount with respect to each Project set forth in Exhibit A; and

**WHEREAS**, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued on behalf of for-profit borrowers in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

**WHEREAS**, Chapter 11.8 of Division 1 of Title 2 of the California Government Code governs the allocation of the state ceiling among governmental units in the State of California having the authority to issue private activity bonds; and

**WHEREAS**, Section 8869.85 of the California Government Code requires a local agency desiring an allocation of the state ceiling to file an application with the California Debt Limit Allocation Committee (the "Committee") for such allocation, and the Committee has certain policies that are to be satisfied in connection with any such application;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Authority as follows:

Section 1. The above recitals, and each of them, are true and correct.

Section 2. The Authority hereby determines that it is necessary and desirable to provide financing for the Projects (including reimbursement of the Reimbursement Expenditures) by the issuance and sale of Bonds pursuant to the Act, as shall be authorized by resolution of the Authority at a meeting to be held for such purpose, in aggregate principal amounts not to exceed the amounts set forth in Exhibit A. This action is taken expressly for the purpose of inducing the Borrowers to undertake the Projects, and nothing contained herein shall be construed to signify that the Projects comply with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority or any program participant, officer or agent of the Authority will grant any such approval, consent or permit that may be required in connection with the acquisition and construction or rehabilitation of the Projects, or that the Authority will make any expenditures, incur any indebtedness, or proceed with the financing of the Project.

Section 3. This resolution is being adopted by the Authority for purposes of establishing compliance with the requirements of Section 1.103-8(a)(5) and Section 1.150-2 of the Treasury Regulations. In such regard, the Authority hereby declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures.

Section 4. The officers and/or the program managers of the Authority are hereby authorized and directed to apply to the Committee for an allocation from the state ceiling of private activity bonds to be issued by the Authority for each of the Projects in an amount not to exceed the amounts set forth in Exhibit A, and to take any and all other actions as may be necessary or appropriate in connection with such application, including but not limited to the payment of fees, the posting of deposits and the provision of certificates, and any such actions heretofore taken by such officers and program managers are hereby ratified, approved and confirmed.

**PASSED AND ADOPTED** by the California Public Finance Authority this 10<sup>th</sup> day of May, 2016.

The undersigned, an Authorized Signatory of the California Public Finance Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Directors of said Authority at a duly called meeting of the Board of Directors of said Authority held in accordance with law on May 10, 2016.

By: \_\_\_\_\_  
Authorized Signatory

**EXHIBIT A**

<b>Project Name</b>	<b>Project Location</b>	<b>Project Description (units)</b>	<b>New Construction/ Acquisition and Rehabilitation</b>	<b>Legal Name of initial owner/operator</b>	<b>Bond Amount</b>
Providence House Oakland	City of Oakland, County of Alameda	41	Acquisition and Rehabilitation	Providence Health & Services - Washington	\$8,000,000
Carolina Heights	City of Vallejo, County of Solano	151	Acquisition and Rehabilitation	Solano Carolina Partners, LP	\$17,000,000
Mountain View Apartments	City of Cathedral City, County of Riverside	280	Acquisition and Rehabilitation	Mountain View Community Partners, LP	\$22,000,000
Springville Senior Apartments	City of Camarillo, County of Ventura	104	New Construction	CANV Construction Company, Inc.	\$22,000,000