



Kings County Government Center
1400 W. Lacey Boulevard
Hanford, California 93230

☎ (559) 852- 2362 FAX (559) 585-8047

Agenda

Tuesday, February 3, 2026

Place: BOARD CHAMBERS, Administration Building 1, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, CA

Time: 11:00 a.m. or soon thereafter, immediately following the meeting of the Kings County Board of Supervisors

The meeting can be attended on the Internet by clicking The Microsoft Teams hyper link below:

<https://teams.microsoft.com/meet/24285781522504?p=GQngYiGt8BOIGrn9Bi>

or by sending an email to bosquestions@co.kings.ca.us on the morning of the meeting for an automated email response with the Microsoft Teams meeting link information. Members of the public attending via Microsoft Teams will have the opportunity to provide public comment during the meeting. If the Microsoft Teams connection malfunctions or becomes unavailable for any reason, the Board of Supervisors reserves the right to conduct the meeting without remote access. *Microsoft Teams will be available for access at 10:55 a.m.*

1. CALL TO ORDER

ROLL CALL – Clerk to the Board

2. ELECTION OF OFFICERS

3. APPROVAL OF MINUTES

a. Approval of the minutes from the December 16, 2025 regular meeting.

4. NEW BUSINESS

a. Consider approving resolution 26-01A Authorizing the Amendment of a Trust Indenture and certain other documents relating to bonds previously issued by the Agency and authorizing the issuance of revenue bonds in an amount not to exceed \$10,000,000 to finance or refinance costs of a multifamily rental housing facility located in the City of Antioch, California. (Staff – Scott Carper)

5. 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.

6. **STAFF UPDATES**

7. **ADJOURNMENT**

Adjourn as the California Community Housing Agency.



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Action Summary

Tuesday, December 16, 2025

Place: **BOARD CHAMBERS, Administration Building 1, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, CA**

Time: **11:00 a.m. or soon thereafter, immediately following the meeting of the California Public Finance Authority**

The meeting can be attended on the Internet by clicking The Microsoft Teams hyper link below:

[Join the meeting now](#)

or by sending an email to bosquestions@co.kings.ca.us on the morning of the meeting for an automated email response with the Microsoft Teams meeting link information. Members of the public attending via Microsoft Teams will have the opportunity to provide public comment during the meeting. If the Microsoft Teams connection malfunctions or becomes unavailable for any reason, the Board of Supervisors reserves the right to conduct the meeting without remote access. *Microsoft Teams will be available for access at 10:55 a.m.*

1. CALL TO ORDER

ROLL CALL – Clerk to the Board
ALL MEMBERS PRESENT

2. APPROVAL OF MINUTES

- a. Approval of the minutes from the October 14, 2025 regular meeting.
ACTION: APPROVED AS PRESENTED (RR, JN, RV, RT, DV - Aye)
PUBLIC: NONE

3. CONSENT CALENDAR

- a. Consideration of approving General Counsel Engagement and Fee Agreement for the Agency.
b. Consideration of approving the 2026 CalCHA Regular Meeting Calendar.
ACTION: APPROVED AS PRESENTED (JN, RT, RV, RR, DV - Aye)
PUBLIC: NONE

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 - NONE

6. ADJOURNMENT: Meeting adjourned at 11:48am

Adjourn as the California Community Housing Agency.

RESOLUTION NO. 26-01A

CALIFORNIA COMMUNITY HOUSING AGENCY

A RESOLUTION AUTHORIZING THE AMENDMENT OF A TRUST INDENTURE AND CERTAIN OTHER DOCUMENTS RELATING TO BONDS PREVIOUSLY ISSUED BY THE AGENCY AND AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES REVENUE BONDS IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$10,000,000, IN EACH CASE TO FINANCE OR REFINANCE COSTS OF A MULTIFAMILY RENTAL HOUSING FACILITY LOCATED IN THE CITY OF ANTIOCH, CALIFORNIA, INCLUDING PROVIDING ADDITIONAL PROCEEDS FOR CAPITAL EXPENDITURES.

WHEREAS, pursuant to the provisions of Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California, commonly known as the “Joint Exercise of Powers Act” (the “Act”), a number of California cities, counties and special districts (together with any other political subdivision that may from time to time be designated as an “Additional Member” of the Agency pursuant to the Joint Exercise Agreement, collectively, the “Members”) entered into a joint exercise of powers agreement (the “Agreement”) pursuant to which the California Community Housing Agency (the “Agency”) was organized; and

WHEREAS, the Agency is authorized and empowered under the Act and by the Agreement to, among other things, issue bonds or other evidences of indebtedness, to assist local agencies in financing public capital improvements, working capital, liability and other insurance needs, or projects whenever there are significant public benefits for taking that action, including providing (i) demonstrable savings in effective interest rate, bond preparation or bond issuance costs, (ii) significant reductions in effective user charges levied by a local agency, (iii) employment benefits from undertaking a project in a timely fashion, or (iv) more efficient delivery of local agency services to residential and commercial development; and

WHEREAS, pursuant to a Trust Indenture dated as of April 1, 2021 (the “Original Indenture”), between the Agency and Wilmington Trust, National Association, as Trustee and its successors in trust and assigns (the “Trustee”), the Agency issued its California Community Housing Agency Essential Housing Revenue Bonds, Series 2021A (Mira Vista Hills Apartments), in the original aggregate principal amount of \$90,810,000 (the “Series 2021A Bonds”) and its California Community Housing Agency Subordinate Essential Housing Revenue Bonds, Series 2021B (Mira Vista Hills Apartments), in the original aggregate principal amount of \$4,000,000 (collectively the “Original Bonds”); and

WHEREAS, the Agency used the proceeds of the Original Bonds for the purpose of financing the acquisition of a 280-unit multifamily housing rental development located in the City of Antioch, California (the “Project Jurisdiction”) and generally known as “Mira Vista Hills Apartments” (the “Project”); and

WHEREAS, the Agency agreed, pursuant to a Regulatory Agreement and Declaration of Restrictive Covenants (the “Original Regulatory Agreement”), between the Agency and the Trustee, to maintain certain occupancy and rent restrictions on the Project, which shall be in effect with respect to the Project until the payment in full of the Bonds; and

WHEREAS, the Agency has engaged Catalyst Housing Group LLC, a California limited liability company, as project administrator for the Project (the “Project Administrator”), and Greystar California, Inc., a Delaware corporation, as property manager for the Project (together with any successor property manager, the “Property Manager”); and

WHEREAS, the Agency, in consultation with the Project Administrator and others, has determined that the Project requires additional capital expenditures for which revenues of the Original Bonds are insufficient; and

WHEREAS, the Agency has determined to issue a class of Super-Senior California Community Housing Agency Essential Housing Revenue Bonds (the “2026 Bonds” and, together with the Original Bonds, the “Bonds”) for the purpose of financing the cost of certain capital expenditures, funding certain reserves and paying the costs and expenses incidental to the issuance of the 2026 Bonds, which 2026 Bonds will be secured and payable on a senior basis to the Original Bonds; and

WHEREAS, the 2026 Bonds will be issued in the original aggregate principal amount not to exceed \$10,000,000 pursuant to a First Supplemental Indenture, dated as of February 1, 2026 or such other date as approved by the Agency (the “First Supplemental Indenture”), by and between the Agency and the Trustee, which First Supplemental Indenture amends and restates the Original Indenture in its entirety, including providing for changes to certain terms of the Original Bonds; and

WHEREAS, the 2026 Bonds will be sold to the initial holders pursuant to a Bond Purchase Agreement, to be dated the date of the sale of the 2026 Bonds (the “Bond Purchase Agreement”), by and between the Agency and the purchasers listed therein; and

WHEREAS, certain other documents require amendment in connection with the issuance of the 2026 Bonds and amendment of terms of the Original Bonds, including the Agency’s contracts with the Project Administrator and the Property Manager, the deed of trust securing the Original Bonds, the Original Regulatory Agreement, and the continuing disclosure agreement of the Agency, among others (collectively, the “Amendments”); and

WHEREAS, in order to provide ongoing information to the purchasers of the Bonds, the Agency has entered into a Continuing Disclosure Agreement dated the date of issuance of the Original Bonds (the “Continuing Disclosure Agreement”), between the Agency and the dissemination agent named therein; and

WHEREAS, pursuant to Government Code Section 5852.1, certain information relating to the 2026 Bonds is set forth in Exhibit A attached to this Resolution, and such information is hereby disclosed and made public; and

WHEREAS, in connection with the issuance of the 2026 Bonds and amendment of terms of the Original Bonds, the Agency will deliver a tax certificate setting forth certain representations, expectations and covenants of the Agency pertaining to the tax status of the Bonds (the “Tax Certificate”); and

WHEREAS, there have been made available to the Board prior to this meeting proposed forms of:

- (1) the First Supplemental Indenture;
- (2) the First Amendment to Regulatory Agreement;
- (3) the Bond Purchase Agreement;
- (4) the First Amendment to Project Administration Agreement;
- (5) the First Amendment to Property Management Agreement;
- (6) the First Amendment to Deed of Trust; and
- (7) the Amendment to Continuing Disclosure Agreement.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the California Community Housing Agency, as follows:

Section 1. The Board hereby finds and declares that the Agency’s continued operation of the Project and the financing thereof through the issuance of the 2026 Bonds as hereinabove recited are in furtherance of the public purposes of the Act, the Joint Exercise Agreement and the foregoing recitals and is within the powers conferred upon the Agency by the Act and the Joint Exercise Agreement.

Section 2. Pursuant to the Act, the Joint Exercise Agreement and the First Supplemental Indenture, the Agency is hereby authorized to (i) issue its revenue bonds designated as the “California Community Housing Agency Essential Housing Revenue Bonds, Series 2026 (Mira Vista Hills Apartments),” with appropriate series and sub-series designations as necessary, including, if and to the extent necessary, one or more series or sub-series of taxable obligations, in an aggregate principal amount not to exceed \$10,000,000, and (ii) amend and restate the terms of the Original Bonds as provided in the First Supplemental Indenture. The 2026 Bonds shall be issued and secured in accordance with the terms of the First Supplemental Indenture and shall be in substantially the forms contained in the First Supplemental Indenture and presented at this meeting. The final maturity of the 2026 Bonds or any series shall not exceed 45 years from the date of their issuance, and the maximum interest rate to be borne by the 2026 Bonds (inclusive of any “taxable,” “penalty,” or “default” rate) shall not exceed 12% per annum. The principal of and interest on the 2026 Bonds shall be payable in lawful money of the United States of America at the principal corporate trust office of the Trustee, as paying agent and registrar, or at the office of any successor or additional paying agent and registrar in accordance with the First Supplemental Indenture. The 2026 Bonds shall be subject to mandatory redemption prior to maturity as provided in the First Supplemental Indenture.

Section 3. The Bonds shall be executed on behalf of the Agency by the manual or facsimile signature of the Chair of the Agency or the manual signature of any member of the Board of Directors of the Agency or their administrative delegates duly authorized pursuant to Resolution No. 24-01C of the Agency, adopted on September 10, 2024 (each, an “Authorized Signatory”), and attested by the manual or facsimile signature of the Secretary of the Agency or the manual signature of any Authorized Signatory. The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on the Bonds and other documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on a Bond or Bond-related document ceases to be an officer or director before delivery of the Bonds, his or her signature, countersignature or attestation appearing on the Bonds and any Bond-related document (regardless of whether any such Bond-related document is specifically identified in this Resolution) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Bonds.

Section 4. The proposed form of First Supplemental Indenture, including the proposed forms of Bonds, as presented to this meeting, is hereby approved. The Agency is hereby authorized to perform its obligations under the First Supplemental Indenture and an Authorized Signatory is hereby authorized and directed, for and on behalf of the Agency, to execute and deliver the Indenture in substantially said form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Agency, may approve, such approval to be conclusively evidenced by the execution and delivery thereof. The dated dates, maturity date or dates, interest rate or rates, the amounts and timing and application of deposits to the funds or accounts, interest and principal payment periods and date or dates, principal amounts, denominations, forms, registration privileges, manner of execution, place or places of payment, terms of redemption, conditions for issuance of additional bonds, covenants, whether such Bonds are tax-exempt or taxable and other terms of the Bonds shall be as provided in the Indenture.

Section 5. The proposed form of First Amendment to Regulatory Agreement, as presented to this meeting, is hereby approved and the Agency is hereby authorized to perform its obligations thereunder. An Authorized Signatory is hereby authorized and directed, for and on behalf of the Agency, to execute and deliver the First Amendment to Regulatory Agreement in substantially said form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Agency, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 6. The proposed form of the Bond Purchase Agreement, as presented to this meeting, is hereby approved. The Agency is hereby authorized to perform its obligations under the Bond Purchase Agreement. An Authorized Signatory is hereby authorized and directed, for and on behalf of the Agency, to execute and deliver the Bond Purchase Agreement, in substantially said form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Agency, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 7. The proposed form of the First Amendment to Project Administration Agreement, as presented to this meeting, is hereby approved. The Agency is hereby authorized to perform its obligations under the First Amendment to Project Administration Agreement. An Authorized Signatory is hereby authorized and directed, for and on behalf of the Agency, to execute

and deliver the First Amendment to Project Administration Agreement, in substantially said form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Agency, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 8. The proposed form of the First Amendment to Property Management Agreement, as presented to this meeting, is hereby approved. The Agency is hereby authorized to perform its obligations under the First Amendment to Property Management Agreement. An Authorized Signatory is hereby authorized and directed, for and on behalf of the Agency, to execute and deliver the First Amendment to Property Management Agreement, in substantially said form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Agency, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 9. The proposed form of the First Amendment to Deed of Trust, as presented to this meeting, is hereby approved. The Agency is hereby authorized to perform its obligations under the First Amendment to Deed of Trust. An Authorized Signatory is hereby authorized and directed, for and on behalf of the Agency, to execute and deliver the First Amendment to Deed of Trust, in substantially said form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Agency, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 10. The proposed form of the Amendment to Continuing Disclosure Agreement, as presented to this meeting, is hereby approved. The Agency is hereby authorized to perform its obligations under the Amendment to Continuing Disclosure Agreement. An Authorized Signatory is hereby authorized and directed, for and on behalf of the Agency, to execute and deliver the Amendment to Continuing Disclosure Agreement, in substantially said form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Agency, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 11. An Authorized Signatory is hereby authorized and directed, for and on behalf of the Agency, to execute and deliver a Tax Certificate and the Amendments in such forms as such Authorized Signatory, with the advice of Bond Counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 12. The Bonds, when executed as provided in Section 3 and as provided in the First Supplemental Indenture, shall be delivered to the Trustee for authentication by the Trustee. The Trustee is hereby requested and directed to authenticate the Bonds by executing the Trustee's Certificate of Authentication appearing thereon, and to deliver the Bonds, when duly executed and authenticated, in accordance with written instructions executed on behalf of the Agency by an Authorized Signatory. Such instructions shall provide for the delivery of the Bonds upon payment of the purchase price thereof.

Section 13. The Chair, the Vice Chair, the Secretary and other appropriate officers and agents of the Agency, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Agency, to execute and deliver any

and all documents, including, without limitation, any and all documents and certificates to be executed in connection with acquiring, equipping, owning and operating the Project, securing insurance related to the Project, investing proceeds of the Bonds or revenues of the Project, or credit support, if any, for the Bonds, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Agency has approved in this Resolution and to consummate by the Agency the transactions contemplated by the documents approved hereby, including entering into security agreements, pledge agreements, deposit account control agreements, collateral assignments, direct agreements and/or consents to assignment with respect to documents entered into by the Agency, the Project Administrator or the Property Manager in connection with the Project and assisting in the preparation of the Limited Offering Memorandum, and any other or subsequent agreements, supplements, instruments, amendments, approvals, authorizations, directions, certifications, waivers or consents entered into or given in accordance with such documents including any letter agreements with the Project Jurisdiction. It is not necessary that the Bonds and various documents authorized hereby or otherwise relating to the Bonds all be signed by the same Authorized Signatory.

Section 14. The Board hereby approves the execution and delivery of all agreements, documents, certificates and instruments referred to herein with electronic signatures as may be permitted under the California Uniform Electronic Transactions Act and digital signatures as may be permitted under Section 16.5 of the California Government Code using DocuSign.

Section 15. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, the Secretary or any Assistant Secretary and other appropriate officers and agents of the Agency with respect to the issuance of the Bonds are hereby ratified, confirmed and approved.

Section 16. This Resolution shall take effect from and after its adoption; provided, that no Bond authorized hereby shall be issued unless and until the Agency has been furnished with satisfactory evidence of the approvals by the Project Jurisdiction as hereinabove recited.

PASSED AND ADOPTED on the 3rd day of February 2026

I, the undersigned, an Authorized Signatory of the California Community Housing Agency, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Directors of the Agency at a duly called meeting of the Board of Directors of the Agency held in accordance with law on February 3, 2026.

**CALIFORNIA COMMUNITY HOUSING
AGENCY**

Name: _____

Title: Authorized Signatory

Exhibit A

Required Disclosures Pursuant to California Government Code Section 5852.1

1. True Interest Cost of the 2026 Bonds (Estimated): 3.865%
2. Finance charge of the 2026 Bonds, being the sum of all fees and charges paid to third parties (Estimated): \$2,000,000
3. Proceeds of the 2026 Bonds expected to be received by the Agency, net of proceeds for Costs of Issuance in (2) above and reserves (if any) to be paid from the principal amount of the 2026 Bonds (Estimated): \$4,000,000
4. Total Payment Amount for the 2026 Bonds, being the sum of all debt service to be paid on the 2026 Bonds to final maturity (Estimated): \$9,000,000

*All amounts and percentages are estimates and are made in good faith by the Agency based on information available as of the date of adoption of this Resolution. Estimates include certain assumptions regarding tax-exempt rates available in the bond market at the time of pricing the 2026 Bonds.