



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, January 10, 2025 @ 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. Approve Sponsorship for the 2025 City Leaders Summit

5. A Resolution approving a Preliminary Remarketing Circular in connection with The Remarketing of Bonds Issued to Finance a Multifamily Rental Housing project generally known as Bell Ranch (Bell Ranch Apartments), City of Wildomar, County of Riverside (Resolution 25-001)

6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-002):

- a. Gelt on 3rd LB, LP, (Elevate Long Beach Apartments), City of Long Beach, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- b. 2245 Amherst LLC, (2245 Amherst 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.
- c. 5150 ECR LOS ALTOS, LLC, (Harken Apartments), City of Los Altos, County of Santa Clara; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- d. SFF 4, LLC, (Terrace View Apartments), City of Daly City, County of San Mateo; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- e. Standard Summerwood LP, (Summerwood Apartment Homes), City of Hayward, County of Alameda; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- f. 333 Douglas Street, LP, (333 Douglas 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. SFF3, LLC, (SoFi Redwood Park Apartments), City of Redwood City, County of San Mateo; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- h. Lindley Northridge LLC, (Lindley Parc 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. 920 Gramercy Upwell, LP, (The Eaves 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. Mansfield Micro LP, (Mansfield Micro 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. Coronado Owner, LP, (Coronado Palms Apartments), City of Anaheim, County of Orange; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

Regular Agenda:

7. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

- a. Kingdom Development, Inc., (Clark Road Apartments), City of Paradise, County of Butte; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-003)
 - b. Crescent Meadows, L.P., (Crescent Meadows Apartments), City of Visalia, County of Tulare; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-004)
 - c. FB Crystal Cove, LLC, (Crystal Cove Apartments), City of Moreno Valley, County of Riverside; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-005)
 - d. George McDonald Court, LP, (George McDonald Court Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-006)
 - e. Tupelo, LP, (Tupelo Apartments), City of Woodland, County of Yolo; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-007)
 - f. Liberation Park Residences, L.P., (Residences at Liberation Park Apartments), City of Oakland, County of Alameda; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-008)
 - g. PSII Rehab, LP, (Paseo Senter II Apartments), City of San Jose, County of Santa Clara; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-009)
 - h. New Las Brisas I, L.P., (New Las Brisas I Apartments), City of Signal Hill, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-010)
 - i. Century Affordable Development, Inc., (Uptown Acres Phase I Apartments), City of Long Beach, County of Los Angeles; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-011)
 - j. USA Properties Fund, Inc., (Terracina at Decoto Apartments), City of Union City, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-012)
 - k. USA Properties Fund, Inc., (Terracina at Newark Station Apartments), City of Newark, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-013)
 - l. Evelyn Family Housing, L.P., (Evelyn Avenue Phase I Apartments), City of Mountain View, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-014)
 - m. Evelyn Family Housing, II L.P., (Evelyn Avenue Phase II Apartments), City of Mountain View, County of Santa Clara; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-015)
 - n. Eden Housing, Inc. or an Affiliate, (847 Woodside Apartments), City of Redwood City, County of San Mateo; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-016)
 - o. East Laurel, L.P., (East Laurel Phase One Apartments), City of Salinas; County of Monterey, issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-017)
 - p. Eden Housing, Inc., or an Affiliate, (East Laurel Phase Two Apartments), City of Salinas, County of Monterey; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-018)
 - q. Evelyn Avenue, L.P., (Evelyn Avenue Apartments), City of Mountain View, County of Santa Clara; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-019)
 - r. 6033 De Soto, LP, (6033 De Soto Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-020)
 - s. CRP Beverly Gardens LP, (Beverly Gardens Apartments), City of Scotts Valley, County of Santa Cruz; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-021)
 - t. Mercy Housing California 121, LP, (Oceana Terrace Apartments), City of Pacifica, County of San Mateo; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-022)
 - u. Palmdale Family Housing, L.P., (Palmdale Apartments), City of Palmdale, County of Los Angeles; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-023)
 - v. Mercy Housing Inc., (Cypress Lane Senior Apartments), City of Paradise, County of Butte; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-024)
 - w. Eden Housing, Inc., (Serenio Village Apartments), City of Vallejo, County of Solano; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-025)
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. Poppy Grove I, LP, a California limited partnership, (Poppy Grove I Apartments), City of Elk Grove, County of Sacramento; issue up to \$2,000,000 in multifamily housing revenue bonds. (Resolution 25-026)
 - b. Poppy Grove III, LP, a California limited partnership, (Poppy Grove III Apartments), City of Elk Grove, County of Sacramento; issue up to \$2,250,000 in multifamily housing revenue bonds. (Resolution 25-027)
 - c. Mirka El Camino Real, LP, a California limited partnership, (El Camino Real Affordable Apartments), City of Oceanside, County of San Diego; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-028)

- d. Milpitas Pacific Associates, a California limited partnership, (308 Sango Apartments), City of Milpitas, County of Santa Clara; issue up to \$4,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-029)
 - e. Oakland MacArthur Pacific Associates, a California limited partnership, (MacArthur Studios Apartments), City of Oakland, County of Alameda; issue up to \$4,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-030)
 - f. Sugar Pine Phase 1B Housing Partners, L.P., a California limited partnership, (Sugar Pine Village Phase 1B Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-031)
 - g. International Transportation Service, LLC, (International Transportation Service, LLC Port of Long Beach Project), City of Long Beach; County of Los Angeles, issue up to \$350,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-032)
 - h. 69th Street Apartments LP, a California Limited Partnership, (69th Street Apartments), City of Sacramento, County of Sacramento; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-033)
 - i. Pismo Terrace, L.P., a California Limited Partnership, (Pismo Terrace Apartments), City of Pismo Beach, County of San Luis Obispo; issue up to \$13,414,789 in tax-exempt and/or taxable revenue bonds. (Resolution 25-034)
 - j. San Jose Bascom Associates, a California Limited Partnership, (2350 S. Bascom Apartments), City of San Jose, County of Santa Clara; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-035)
 - k. Fremont Pacific Associates, a California Limited Partnership, (Osgood Apartments), City of Fremont, County of Alameda; issue up to \$2,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-036)
 - l. 710 Broadway, LLC, a Delaware Limited Liability Company, (710 Broadway Apartments), City of Santa Monica, County of Los Angeles; issue up to \$9,823,160 in tax-exempt and/or taxable revenue bonds. (Resolution 25-037)
9. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. Vintage Housing Holdings, LLC, (Bella Vista Apartments), City of Richmond, County of Contra Costa; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-038)
10. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Modesto 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. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Resolution 25-039)
 - c. Approve Resolution determining necessity to incur up to \$19,600,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Resolution 25-040)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Resolution 25-041)
 - 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. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Resolution 25-042)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Ordinance 25-01)
11. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of Placer 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. 2025-1 (County of Placer - Double S Ranch).

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Resolution 25-043)
 - c. Approve Resolution determining necessity to incur up to \$5,800,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Resolution 25-044)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Resolution 25-045)
 - 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. 2025-1 (County of Placer - Double S Ranch). (Resolution 25-046)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Ordinance 25-02)
12. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2025A) in an amount not to exceed \$7,000,000, and related issuance and purchase of special tax bonds issued for and on behalf of California Municipal Finance Authority Community Facilities District No. 2022-18 (City of Elk Grove - Poppy Keys Southwest) in an amount not to exceed \$2,000,000 and California Municipal Finance Authority Community Facilities District No. 2022-19 (City of Elk Grove - Souza Dairy) in an amount not to exceed \$5,000,000, and approving related agreements and actions. (Resolution 25-047)
13. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2025) in an amount not to exceed \$10,500,000 for and on behalf of California Municipal Finance Authority Community Facilities District No. 2020-6 (County of Placer – PV 400) and approving related agreements and actions. (Resolution 25-048)

C. INFORMATIONAL ITEMS FOR THE CMFA

14. 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
15. 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 _____, 2025 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, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

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 THE CMFA SPECIAL FINANCE AGENCY I

4. Approve the CMFA Special Finance Agency I FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.

C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII

5. Approve the CMFA Special Finance Agency VII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.

D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII

6. Approve the CMFA Special Finance Agency VIII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.

E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII

7. Approve the CMFA Special Finance Agency XII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.

F. INFORMATIONAL ITEMS FOR EACH AGENCY

8. Administrative Issues.
 - a. Executive Director Report
 - b. Transaction Update
 - c. Legal Update

9. Adjournment.

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This 2-page agenda was posted at 200 S. Anaheim Blvd., Anaheim, CA 92805 on _____, 2025 at _____ . Signed _____.



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

Regular Meeting Agenda

Friday, January 10, 2025 @ 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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CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Agenda

Friday, January 10, 2025 @ 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. Public Comment.

B. ACTION ITEMS FOR THE CMFA

Regular Agenda:

3. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

- a. 1047 Crenshaw Blvd, L.P., (The Crenshaw Square Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-049)
- b. Park Place Tower A, LP, (Park Place Tower A Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-050)
- c. Park Place Tower B, LP, (Park Place Tower B Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-051)
- d. Park Place Tower C, LP, (Park Place Tower C Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-052)
- e. 9030-9038 Reading LP, (9030-9038 Reading Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-053)
- f. 11218-11222 Califa LP, (11218-11222 Califa Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-054)
- g. 5403 Inglewood LP, (5403 Inglewood Apartments), City of Culver City, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-055)
- h. 537 North Kenmore LP, (537 N Kenmore Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-056)
- i. 12432 Moorpark LP, (12432 Moorpark Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-057)
- j. 10953 Whipple LP, (10953 Whipple Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-058)
- k. MRK Partners, or an affiliate, (Francis Avenue Apartments), City of Los Angeles, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-059)

C. INFORMATIONAL ITEMS FOR THE CMFA

4. Adjournment.

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