



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, January 31, 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. Authorize Additional Designated Representatives for Administration of International Transportation Services - Longtail Tax-Exempt Loan, City of Long Beach, County of Los Angeles. (Resolution 25-060)
5. Waiver of Second Reading and Adoption 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)
6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-061):
 - a. ENCLAVE, LP, (The Enclave Apartments), City of Walnut Creek, County of Contra Costa; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - b. 1305 CherokeeOOZB LLC, (Cherokee Avenue 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. Kalmia Supportive Housing, L.P., (Kalmia 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.
 - d. Post Oak Park Monrovia, LP, (Oak Park Apartments), City of Monrovia, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

Regular Agenda:

7. Authorize a Resolution Amending and Restating the Taxable Note to Increase the Taxable Construction Loan, (Somis Ranch Apartments), Unincorporated Ventura County. (Resolution 25-062)
8. Declaration of intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions (Resolution 25-063):
 - a. Village Green Preservation LP, (Village Green Apartments), City of San Bernardino, County of San Bernardino; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds.
 - b. Fairways Apartments, LP, (Fairways at San Antonio Apartments), City of San Jose, County of Santa Clara; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds.
 - c. Green Valley Corporation dba Swenson, or an affiliate, (530 Front Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds.
 - d. Arden Residential, LLC, or an affiliate, (1055 7th Street Apartments), City of Los Angeles, County of Los Angeles; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds.

- e. Almaden Affordable Housing, LP, (Lupina Apartments), City of San Jose, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds.
 - f. Green Valley Corporation dba Swenson, or an affiliate, (Berryessa Family Apartments), City of San Jose, County of Santa Clara; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds.
 - g. AMCAL Linden Fund LP, (Linden Apartments), City of Long Beach, County of Los Angeles; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds.
 - h. oWOW LLC, or an affiliate, (1523 Harrison Street Apartments), City of Oakland, County of Alameda; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds.
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. WHCHC Wetherly, L.P., a California limited partnership, (910 Wetherly Drive Apartments), City of West Hollywood, County of Los Angeles; issue up to \$61,000,000 in multifamily housing revenue bonds. (Resolution 25-064)
10. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. PREG 5150 ECR Los Altos, LP, a California limited partnership (Harken Apartments), City of Los Altos, County of Santa Clara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-065)
 - b. Electric Lofts, LP (Electric Lofts Apartments), City of Oakland, County of Alameda; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-066)
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. 2025-3 (City of Woodland – Ruby Estates); Lennar Homes of California, LLC (Resolution 25-067)
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. 2025-3 (City of Woodland – Ruby Estates); incur up to \$9,200,000 of indebtedness; Lennar Homes of California, LLC (Resolution 25-068)
13. 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 25-069)
 - 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 25-070)
 - 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 25-071)
 - 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 25-072)
 - 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)
14. Approve the FY 2024 audit and authorize the Audit Subcommittee to make future changes as needed.

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

- 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 _____, 2025 at _____.
Signed _____.



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

Regular Meeting Agenda

Friday, January 31, 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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