



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Agenda

Friday, February 21, 2025 @ 10:30 a.m.

City Hall, 200 S. Anaheim Blvd., Planning Department Conference Room, 1st 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

3. Approve a Resolution Approving a First Amended Regular Meeting Schedule of the Board of Directors for Calendar Year 2025 (Resolution 25-073)

C. INFORMATIONAL ITEMS FOR THE CMFA

4. Adjournment.

Address for public inspection of certain meeting materials distributed to the Board of Directors: 2111 Palomar Airport Road, Suite 320, Carlsbad, California 92011.

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This 1-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**

Special Meeting Agendas

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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. Public Comment.

B. ACTION ITEMS FOR EACH AGENCY

3. Approve a Resolution Approving a First Amended Regular Meeting Schedule of the Board of Directors for Calendar Year 2025 (Resolution 25-01)

C. INFORMATIONAL ITEMS FOR EACH AGENCY

4. Adjournment.

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

Special Meeting Agenda

Friday, February 21, 2025 @ 10:30 a.m.

City Hall, 200 S. Anaheim Blvd., Planning Department Conference Room, 1st 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. Public Comment.

B. ACTION ITEMS FOR THE FOUNDATION

3. Approve a Resolution Approving a First Amended Regular Meeting Schedule of the Board of Directors for Calendar Year 2025 (Resolution 25-01)

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

4. Adjournment.

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CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, February 21, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Planning Department Conference Room, 1st 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 a Sponsorship for the 2025 CHW DreamBuilder Gala.
5. Waiver of Second Reading and Adoption 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)
6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-074):
 - a. 501 Burlington Owners L.P., (501 S. Burlington 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.
 - b. Post Brookhollow, LP, (Brookhollow Apartments), City of West Covina, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - c. 625 Burlington Owners L.P., (625 S. Burlington 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.
 - d. Post Groves, LP, (The Groves at East Tabor Apartments), City of Fairfield, County of Solano; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - e. Post Shadowbrook, LP, (Shadowbrook Apartments), City of Selma, County of Fresno; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - f. Post Rivercourt, LP, (River Court Apartments), City of Sacramento, County of Sacramento; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - g. Post Emerald, LP, (Emerald Pointe Apartments), City of Modesto, County of Stanislaus; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - h. 1540 W Court Street, LP, (1540 W. Court 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. 4 SIOF 11630 S MAIN ST, LP, (11630 S. Main Street 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. Post Candlewood North, LP, (Candlewood North 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. BIF OZ 3905 NORMANDIE AVE, LP, (3901 Normandie 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.

Regular Agenda:

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. Poppy Grove I, LP, a California limited partnership, (Poppy Grove I Apartments), City of Elk Grove, County of Sacramento; issue up to \$5,200,000 in multifamily housing revenue bonds. (Resolution 25-075)
 - b. Poppy Grove III LP, a California limited partnership, (Poppy Grove III Apartments), City of Elk Grove, County of Sacramento; issue up to \$5,700,000 in multifamily housing revenue bonds. (Resolution 25-076)
 - c. College Community Courts LP, a California limited partnership, (College Community Courts Apartments), City of San Buenaventura, County of Ventura; issue up to \$28,000,000 in multifamily housing revenue bonds. (Resolution 25-077)
 - d. MP Midway Associates 2, L.P., a California limited partnership, (Midway Village Phase II Apartments), City of Daly City, County of San Mateo; issue up to \$90,000,000 in multifamily housing revenue bonds. (Resolution 25-078)
 - e. NorthBay Healthcare Group, City of Fairfield, County of Solano; issue up to \$42,000,000 in revenue bonds. (Resolution 25-079)

8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 333 Douglas Street, LP, a California limited partnership (333 Douglas Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-080)
 - b. BIF IMPACT OZ 1100 BROADWAY BLK, LP (11422 Broadway Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-081)
 - c. ENCLAVE LP, a California limited partnership (The Enclave Apartments), City of Walnut Creek, County of Contra Costa; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-082)
 - d. 400 Meridian LP, a California limited partnership, (Meridian Apartments), City of San Rafael, County of Marin; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-083)
 - e. 2533 Mansfield Owner, L.P., a California limited partnership. (Mansfield Micro Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-084)

9. 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. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area; PulteGroup (Resolution 25-085)

10. 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. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area; incur up to \$34,400,000 of indebtedness; PulteGroup (Resolution 25-086)

C. INFORMATIONAL ITEMS FOR THE CMFA

11. Treasurer's Report.

12. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. FPPC Statement of Economic Interest

13. Adjournment.

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_____ 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. INFORMATIONAL ITEMS FOR EACH AGENCY

4. Treasurer's Report.
5. Administrative Issues.
 - a. Executive Director Report
 - b. Transaction Update
 - c. Legal Update
6. Adjournment.

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_____ 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. Treasurer’s Report
6. Administrative Issues.
 - a. Executive Director Report
7. Adjournment.

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