



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, April 4, 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 CCAH Spring & Fall Conferences.
5. Approve Sponsorship for the CHC Policy Forum.
6. Approve Sponsorship for the NPH Affordable Housing Conference.
7. Approve Membership in the North State Building Industry Association.
8. Approve Sponsorship for The Bond Buyer's California Public Finance Conference.
9. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-3 (City of Woodland – Ruby Estates). (Ordinance 25-03)
10. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-111):
 - a. Clear Capital or an affiliate, (Aspire Arden Apartments), City of Sacramento, County of Sacramento; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant

Regular Agenda:

11. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. 651 Addison LLC, (Viewpoint Apartments), City of Berkeley, County of Alameda; issue up to \$27,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-112)
12. 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. Dakota Fresno LP, a California limited partnership, (Dakota Apartments), City of Fresno, County of Fresno; issue up to \$66,000,000 in multifamily housing revenue bonds. (Resolution 25-113)
 - b. Sunrise at Bogart, LP, a California limited partnership, (Sunrise at Bogart Apartments), City of Riverside, County of Riverside; issue up to \$11,000,000 in multifamily housing revenue bonds. (Resolution 25-114)

- c. Petaluma Pacific Associates, a California limited partnership, (Rovina Lane Apartments), City of Petaluma, County of Sonoma; issue up to \$25,000,000 in multifamily housing revenue bonds. (Resolution 25-115)
13. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 10535 Lindley Affordable L.P., (Lindley Parc Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-116)
 - b. Post Candlewood North, LP, (Candlewood North Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-117)
 14. 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. 2025-4 (City of Vacaville – 700 PARC On Main) Improvement Area No. 1 and Future Annexation Area; BlackPine Builders Inc. (Resolution 25-118)
 15. 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. 2025-4 (City of Vacaville – 700 PARC On Main) Improvement Area No. 1 and Future Annexation Area; incur up to \$11,700,000 of indebtedness; BlackPine Builders Inc. (Resolution 25-119)
 16. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Lincoln 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. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-120)
 - c. Approve Resolution determining necessity to incur up to \$34,400,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-121)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-122)
 - 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. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-123)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-2 (City of Lincoln – Peery Property) Improvement Area No. 1 and Future Annexation Area. (Ordinance 25-04)
 17. Approve a revised CMFA Fee Schedule.

C. INFORMATIONAL ITEMS FOR THE CMFA

18. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. Accounting Update

19. 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, April 4, 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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