



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, May 16, 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

Regular Agenda:

4. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. VDR II CIC, LP, (Vista Del Roble – Phase II Apartments), City of Woodland, County of Yolo; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-157)
 - b. Linc I Street Apts LP, (I Street Apartments), City of Merced, County of Merced; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-158)
 - c. Palmdale Family Apartments, LP, (Zenith on 25th Apartments), City of Palmdale, County of Los Angeles; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-159)
 - d. Standard Buchanan Venture LP, (Joyfield at Buchanan Crossing Apartments), City of Antioch, County of Contra Costa; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-160)
 - e. Vista Park II, L.P., (Vista Park 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 25-161)
 - f. JEMCOR Development Partners, LLC, (View at Corte Madera Apartments), Town of Corte Madera, County of Marin; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-162)
 - g. Thornton Affordable Housing, L.P., (Thornton & Post Apartments), City of Fremont, County of Alameda; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-163)
 - h. 3608 Centinela LP, (3608 Centinela Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-164)
 - i. 12442 Pacific, LP, (12442 Pacific Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-165)
 - j. Coral Blossom Apartments LP, (Coral Blossom Apartments), City of Elk Grove, County of Sacramento; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-166)
 - k. Sky Castle II, LP, (Sky Castle II Apartments), City of Los Angeles, County of Los Angeles; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-167)
 - l. 7556 Woodlake, LP, (West Hills Family Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-168)
 - m. Valley Creek, LP, (Valley Creek Apartments), City of Escondido, County of San Diego; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-169)
 - n. Hillcrest Antioch LP, (Antioch Hillcrest Apartments), City of Antioch, County of Contra Costa; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-170)
 - o. FCTC Family II, LP, (Sarah's Court Apartments – Phase II), City of Fresno, County of Fresno; issue up to \$27,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-171)

- p. Asteria Flats, LP, (Asteria Flats Apartments), City of Rancho Cordova, County of Sacramento; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-172)
 - q. BMG Housing, LP, (BMG Housing Scattered Apartments), City of San Jose, County of Santa Clara; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-173)
 - r. Fillmore Terrace, LP, (Fillmore Terrace Apartments), City of Fillmore, County of Ventura; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-174)
 - s. 21010 Vanowen LP, (21010 Vanowen Street Apartments), City of Los Angeles, County of Los Angeles; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-175)
 - t. Simi Valley Pacific Associates II, LP, (Tapo Street Apartments), City of Simi Valley, County of Ventura; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-176)
 - u. Hope Credits, L.P., (Dewey Hotel Apartments), City of Los Angeles, County of Los Angeles; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-177)
 - v. Warm Springs, LP, (Warm Springs Apartments), City of Fremont, County of Alameda; issue up to \$115,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-178)
 - w. Olive Branch Community Development Inc. or an affiliate thereof, (Crenshaw Court), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-179)
 - x. 3720 E Ventura Ave., L.P., (Cesar Chavez Apartments), City of Fresno, County of Fresno; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-180)
 - y. Eureka G Street LP, (EARTH Center Apartments), City of Eureka, County of Humboldt; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-181)
 - z. Ukiah Summercreek II LP, (Ukiah Summercreek Rehabilitation), City of Ukiah, County of Mendocino; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-182)
 - aa. CRP Arbor View Apartments LP, (Arbor View Apartments), City of Fremont, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-183)
 - bb. 334 San Antonio LP, (334 San Antonio Apartments), City of Mountain View, County of Santa Clara; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-184)
 - cc. Fourth Clover, L.P., (Fourth Clover Apartments), City of Los Angeles, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-185)
 - dd. 136 River Apartments Investors, L.P., (River Street Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-186)
 - ee. Farmersville Gardenia Senior Associates, LP, (Gardenia Courtyards Senior Apartments), City of Farmersville, County of Tulare; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-187)
 - ff. Hollister Investment Group, LP, (Prospect Avenue Senior, Prospect Villa I, II & III), City of Hollister, County of San Benito; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-188)
 - gg. Maple and Main AKG LP, (Maple and Main Apartments), City of Hayward, County of Alameda; issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-189)
 - hh. oWOW LLC, or an affiliate thereof, (636 N. Locust Ave. Apartments), City of Long Beach, County of Los Angeles; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-190)
 - ii. oWOW LLC, or an affiliate thereof, (3403 Piedmont Avenue Apartments), City of Oakland, County of Alameda; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-191)
 - jj. Clay Lacy Aviation, Inc. and/or its related entity Clay Lacy Santa Ana, LLC, or such other assignees or affiliates thereof, (Clay Lacy Aviation, Inc. Project), City of Costa Mesa, County of Orange; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-192)
5. 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. Rancho Mirage Pacific Associates, LP, a California limited partnership, (Rosette Apartments), City of Rancho Mirage, County of Riverside; issue up to \$100,000,000 in multifamily housing revenue bonds. (Resolution 25-193)
 - b. San Bruno Pacific Associates, a California limited partnership, (El Camino Real Apartments), City of San Bruno, County of San Mateo; issue up to \$4,000,000 in multifamily housing revenue bonds. (Resolution 25-194)
 - c. La Passeggiata, L.P., a California limited partnership, (La Passeggiata Apartments), City of Stockton, County of San Joaquin; issue up to \$54,000,000 in multifamily housing revenue bonds. (Resolution 25-195)
 - d. MAAC Seniors on Broadway LP, a California limited partnership, (Seniors on Broadway Apartments), City of Chula Vista, County of San Diego; issue up to \$20,000,000 in multifamily housing revenue bonds. (Resolution 25-196)

- e. Murrieta Pacific Associates., a California limited partnership, (Kensington Apartments), City of Murrieta, County of Riverside; issue up to \$60,000,000 in multifamily housing revenue bonds. (Resolution 25-197)
 - f. North Fair Oaks Apartments, LP, a California limited partnership, (Monarch at Redwood Apartments), Unincorporated County of San Mateo; issue up to \$35,000,000 in multifamily housing revenue bonds. (Resolution 25-198)
 - g. Millbrae Broadway Pacific Associates, L.P., a California limited partnership, (Broadway Meadows Apartments), City of Millbrae, County of San Mateo; issue up to \$100,000,000 in multifamily housing revenue bonds. (Resolution 25-199)
 - h. San Diego Pacific Associates, a California limited partnership, (Alvarado Creek Apartments), City of San Diego, County of San Diego; issue up to \$175,000,000 in multifamily housing revenue bonds. (Resolution 25-200)
 - i. 9th Street E. Housing, LP, a California limited partnership, (Bana at Palmdale Apartments), City of Palmdale, County of Los Angeles; issue up to \$20,000,000 in multifamily housing revenue bonds. (Resolution 25-201)
 - j. JFM Villas Family Apartment, L.P., a California limited partnership, (JFM Villas Family Apartments), City of Indio, County of Riverside; issue up to \$80,000,000 in multifamily housing revenue bonds. (Resolution 25-202)
 - k. JFM Villas, L.P., a California limited partnership, (JFM Villas Seniors Apartments), City of Indio, County of Riverside; issue up to \$40,000,000 in multifamily housing revenue bonds. (Resolution 25-203)
 - l. Petaluma Corona Station LP, a California limited partnership, (Meridian at Petaluma North Station Apartments), City of Petaluma, County of Sonoma; issue up to \$90,000,000 in multifamily housing revenue bonds. (Resolution 25-204)
 - m. Pleasant View 2024 Limited Partnership, a Michigan limited partnership, (Pleasant View Apartments), City of Fresno, County of Fresno; issue up to \$20,000,000 in multifamily housing revenue bonds. (Resolution 25-205)
 - n. HumanGood NorCal, HumanGood SoCal and HumanGood Fresno, (HumanGood), Cities of Oakland, Redlands, Santa Barbara, Bakersfield, Fresno, Escondido, La Jolla, Duarte, Los Altos, Los Gatos and Irvine, Counties of Alameda, San Bernardino, Santa Barbara, Kern, Fresno, San Diego, Santa Clara and Orange; issue up to \$205,000,000 in revenue bonds. (Resolution 25-206)
6. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. 1540 W. Court Street, LP, (1540 W Court Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-207)
 - b. BWF III Ethos CA Palmilla LP, (Palmilla Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-208)
 - c. Sol Haus Owner LP, California Limited Partnership, (Sol Haus Apartments), City of San Diego, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-209)
7. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Vacaville 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. 2025-4 (City of Vacaville – 700 PARC On Main) Improvement Area No. 1 and Future Annexation Area.
 - b. Approve Resolution forming 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. (Resolution 25-210)
 - c. Approve Resolution determining necessity to incur up to \$11,700,000 of indebtedness in and for 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. (Resolution 25-211)
 - d. Approve Resolution calling a special election in and for 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. (Resolution 25-212)
 - 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. 2025-4 (City of Vacaville – 700 PARC On Main) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-213)

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within 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. (Ordinance 25-05)
8. Authorize the amendment of the Rate and Method of Apportionment for California Municipal Finance Authority Community Facilities District in the City of Chula Vista and other related actions:
 - a. Approve Resolution ordering change to the rate and method of apportionment of special tax for California Municipal Finance Authority Community Facilities District No. 2022-12 (City of Chula Vista – Otay Ranch Village 3, Phase 2). (Resolution 25-214)
 9. Approve audit engagement for the FY 2025 audit.
- C. INFORMATIONAL ITEMS FOR THE CMFA**
10. Treasurer’s Report.
 11. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 12. 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 _____.



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Agenda

Friday, May 16, 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

- 3. Declare the CMFA’s intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Hope Lincoln, L.P., (Lincoln Hotel Apartments), City of Los Angeles, County of Los Angeles; issue up to \$14,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-215)
 - b. MirKa Investments, LLC or an affiliate thereof, (16th and J Affordable Apartments), City of San Diego, County of San Diego; issue up to \$85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-216)
 - c. MirKa Investments, LLC or an affiliate thereof, (Jeffersons Affordable Family Apartments), City of Murrieta, County of Riverside; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-217)
 - d. MirKa Investments, LLC or an affiliate thereof, (Crenshaw Square Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-218)
- 4. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. Axis Fee Owner LP, (Waterbend Apartments), City and County of San Francisco; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-219)

C. INFORMATIONAL ITEMS FOR THE CMFA

- 5. 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 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**

Regular Meeting Agendas

Friday, May 16, 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 EACH AGENCY

4. Approve Audit Engagement for the FY 2025 Audit.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Treasurer's Report.
6. 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 1-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, May 16, 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. Approve Audit Engagement for the FY 2025 Audit.
5. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

6. Treasurer’s Report.
7. Administrative Issues.
 - a. Executive Director Report
8. 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 1-page agenda was posted at 200 S. Anaheim Blvd., Anaheim, CA 92805 on _____, 2025 at _____.
Signed _____.