



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, May 30, 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. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-220):
 - a. Perseverance LAX Affordable, L.P., (9750 Airport Blvd. Apartments), City of Los Angeles, County of Los Angeles; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

Regular Agenda:

5. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Victory Boulevard Housing Partners, LP, (Victory Apartments), City of Los Angeles, County of Los Angeles; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-221)
 - b. 1457 Main Preservation LLC, (1457 N Main Street Apartments), City of Los Angeles, County of Los Angeles; issue up to \$200,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-222)
 - c. oWOW LLC, (399 5th Street Apartments), City of San Francisco, County of San Francisco; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-223)
 - d. 4252 Crenshaw Preservation LLC, (4252 Crenshaw Apartments), City of Los Angeles, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-224)
6. 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. Mount Shasta Chestnut Street LP, (Mountain Townhomes), City of Mt. Shasta, County of Siskiyou; issue up to \$18,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-225)
 - b. 5435 Balboa, LP, (Oaks on Balboa Apartments), City of Los Angeles, County of Los Angeles; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-226)
 - c. AH 2657 Budlong LLC, (2657 Budlong Avenue Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-227)
 - d. 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 25-228)
7. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. Bella Vista Owner, LP, (Bella Vista at Hilltop Apartments), City of Richmond, County of Contra Costa; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-229)

- b. Chadwick Owner, LP, (Chadwick Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-230)
8. 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. 2025-9 (County of Placer – Placer One) Improvement Area 1 and Future Annexation Area.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) Improvement Area 1 and Future Annexation Area. (Resolution 25-231)
 - c. Approve Resolution determining necessity to incur up to \$966,400,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) Improvement Area 1 and Future Annexation Area. (Resolution 25-232)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) Improvement Area 1 and Future Annexation Area. (Resolution 25-233)
 - 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. 2025-9 (County of Placer – Placer One) Improvement Area 1 and Future Annexation Area. (Resolution 25-234)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) Improvement Area 1 and Future Annexation Area. (Ordinance 25-06)
9. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2025) in an amount not to exceed \$15,000,000, and related issuance and purchase of special tax bonds issued for and on behalf of Improvement Area 1 of California Municipal Finance Authority Community Facilities District No. 2021-9 (County of Placer – Bickford Ranch) and approving related agreements and actions. (Resolution 25-235)

C. INFORMATIONAL ITEMS FOR THE CMFA

- 10. Administrative Issues.
 - a. Executive Director Report
- 11. 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 2-page agenda was posted at _____ on _____, 2025 at _____.
Signed _____.