



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, June 6, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2<sup>nd</sup> 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. Waiver of Second Reading and Adoption 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)
5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) Improvement Area No. 1 and Future Annexation Area. (Ordinance 25-06)
6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-236):
  - a. 3 SIOF 4101 Somerset Dr, LP, (4101 Somerset Drive 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.
  - b. 3 SIOF 321 E FLORENCE AVE, LP, (321 E. Florence 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.
  - c. 3 SIOF 1451 W MLK BLVD, LP, (1451 W. MLK 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.
  - d. 6 SIOF 6401 S Avalon Blvd, LP, (6401 S. Avalon 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.
  - e. 6 SIOF 9300 Compton Ave, LP, (9300 Compton Ave. 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.
  - f. 6 SIOF 9515 Compton Ave, LP, (9515 Compton Ave. 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.
  - g. 2 SIOF 10811 S Compton Ave, LP, (10811 S. Compton Ave. 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.
  - h. Chatsworth Housing, LP (17188 Chatsworth St. 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:

7. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Step Up Housing or an affiliate, (Bayside Apartment Homes), City of Pinole, County of Contra Costa; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-237)
8. 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. Viscar Terrace LP, a California limited partnership, (Viscar Terrace Apartments), City of Murrieta, County of Riverside; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-238)
  - b. Folsom Pacific Associates II, a California limited partnership, (Harrington Grove Apartments), City of Folsom, County of Sacramento; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-239)
  - c. PSI Rehab, LP, a California limited partnership, (Paseo Senter I Apartments), City of San Jose, County of Santa Clara; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-240)
  - d. Los Angeles Reseda Pacific Associates, LP, a California limited partnership, (Twin Park Landing Apartments), City of Los Angeles, County of Los Angeles; issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-241)
  - e. Bella Vista, L.P., a California limited partnership, (Bella Vista Apartments), City of Merced, County of Merced; issue up to \$61,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-242)
  - f. Maison's Sierra Phase 2, LP, a California limited partnership, (Maison's Sierra - Phase 2 Apartments), City of Lancaster, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-243)
  - g. AH 2657 Budlong LLC, (2657 Budlong Ave Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-244)
  - h. The Masters University and Seminary, City of Santa Clarita, County of Los Angeles; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-245)
  - i. Water Replenishment District of Southern California, issue up to \$130,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-246)
9. 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 25-247)
  - 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 25-248)
10. 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. 2025-6 (City of Escondido – Tesoro Square); D.R. Horton. (Resolution 25-249)
  - b. California Municipal Finance Authority Community Facilities District No. 2025-7 (City of Lincoln – Liberty at Lincoln) Improvement Area 1 and Future Annexation Area; Lewis Planned Communities. (Resolution 25-250)
  - c. California Municipal Finance Authority Community Facilities District No. 2025-10 (City of Hesperia – Mojave Pointe); Nulevel Partners, Inc. (Resolution 25-251)
  - d. California Municipal Finance Authority Community Facilities District No. 2025-12 (Denair CSD – Monte Vista Collection) Improvement Area 1 and Future Annexation Area; LGI Homes - California, LLC. (Resolution 25-252)
11. 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. 2025-6 (City of Escondido – Tesoro Square); incur up to \$2,890,000 of indebtedness; D.R. Horton. (Resolution 25-253)
  - b. California Municipal Finance Authority Community Facilities District No. 2025-7 (City of Lincoln – Liberty at Lincoln) Improvement Area 1 and Future Annexation Area; incur up to \$400,000,000 of indebtedness; Lewis Planned Communities. (Resolution 25-254)

- c. California Municipal Finance Authority Community Facilities District No. 2025-10 (City of Hesperia – Mojave Pointe); incur up to \$8,860,000 of indebtedness; Nulevel Partners, Inc. (Resolution 25-255)
  - d. California Municipal Finance Authority Community Facilities District No. 2025-12 (Denair CSD – Monte Vista Collection) Improvement Area 1 and Future Annexation Area; incur up to \$15,300,000 of indebtedness; LGI Homes - California, LLC. (Resolution 25-256)
12. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Rocklin 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. 2025-5 (City of Rocklin - Wildcat West).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-5 (City of Rocklin - Wildcat West). (Resolution 25-257)
  - c. Approve Resolution determining necessity to incur up to \$4,200,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-5 (City of Rocklin - Wildcat West). (Resolution 25-258)
  - d. Approve Resolution calling for a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-5 (City of Rocklin - Wildcat West). (Resolution 25-259)
  - 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. 2025-5 (City of Rocklin - Wildcat West). (Resolution 25-260)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-5 (City of Rocklin - Wildcat West). (Ordinance 25-07)
13. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of Yuba 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. 2025-11 (County of Yuba – Wheeler Ranch Phase II) Improvement Areas 1 through 5.
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-11 (County of Yuba – Wheeler Ranch Phase II) Improvement Areas 1 through 5. (Resolution 25-261)
  - c. Approve Resolution determining necessity to incur up to \$35,600,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-11 (County of Yuba – Wheeler Ranch Phase II) Improvement Areas 1 through 5. (Resolution 25-262)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-11 (County of Yuba – Wheeler Ranch Phase II) Improvement Areas 1 through 5. (Resolution 25-263)
  - 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. 2025-11 (County of Yuba – Wheeler Ranch Phase II) Improvement Areas 1 through 5. (Resolution 25-264)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-11 (County of Yuba – Wheeler Ranch Phase II) Improvement Areas 1 through 5. (Ordinance 25-08)
14. Approve Fiscal Year 2025-2026 Budget

**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](mailto:kborgquist@cmfa-ca.com) 2111 Palomar Airport Rd, Suite 320, Carlsbad, CA 92011.

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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, June 6, 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 Fiscal Year 2025-2026 Budget.

**C. INFORMATIONAL ITEMS FOR EACH AGENCY**

5. Adjournment.

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

**Regular Meeting Agenda**

Friday, June 6, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2<sup>nd</sup> 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 Fiscal Year 2025-2026 Budget.
5. Discuss and Approve Charitable Donation Recipients.

**C. INFORMATIONAL ITEMS FOR THE FOUNDATION**

6. Administrative Issues.
  - a. Executive Director Report
7. Adjournment.

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Signed \_\_\_\_\_.