



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, June 27, 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. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-5 (City of Rocklin - Wildcat West). (Ordinance 25-07)

5. Waiver of Second Reading and Adoption 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)

6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-265):

- Post Violet, LP, (Violet on Virgil 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.
- Post Canyon Villa, LP, (Canyon Villa Apartment Homes), City of Chula Vista, County of San Diego; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- CG Arden, LLC, GB Arden, LLC and JSP Arden LLC, (The Falls at 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.
- Ethos GP I Venture, LP, (LINQ Apartments), City of San Jose, County of Santa Clara; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

7. Approve a resolution certifying to the County of Alameda the validity of the legal process used to place direct charges (Special Assessments) on the secured tax roll. (Resolution 25-266)

8. Approve a resolution certifying to the County of Riverside the validity of the legal process used to place direct charges (Special Assessments) on the secured tax roll. (Resolution 25-267)

9. Approve a resolution certifying to the County of Solano the validity of the legal process used to place direct charges (Special Assessments) on the secured tax roll. (Resolution 25-268)

10. Approve a resolution making certain determinations with respect to the placement of assessments on the tax roll in the County of Ventura. (Resolution 25-269)

11. Adoption of a Resolution (Resolution 25-270) evidencing Approval of Additional Members of the Authority: City of Buellton, City of Livingston, City of Millbrae, and Denair Community Services District.

12. Approve California City Management Foundation, California Contract Cities Association, California Council for Affordable Housing, California Housing Consortium, California Society of Municipal Finance Officers, Council of Development Finance Agencies, Government Finance Officers Association, Healthcare Financial Management Association, Housing California, Kennedy Commission, National Housing & Rehabilitation Association, Non-Profit Housing Association of Northern California, North State Building Industry Association, San Diego Housing Federation, and Southern California Association of Non-Profit Housing memberships.

Regular Agenda:

13. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
14. Performance and/or Compensation Review of Service Providers - including Alliant Insurance Services, Inc., AmeriNat Nationwide Loan Servicing, Ascenda Latitude33 Administrator, LLC, BLDG Housing LLC, BLX Group LLC, Catalyst Housing Group LLC, Causey Public Financing, LLC, Del Rio Advisors, LLC, DTA, Edward Becker, Fortifi Financial, Inc., Francisco & Associates, Inc., Goodwin Consulting Group, Greystar California, Inc., HomeFed Asset Management, LLC, Integra Realty Resources, Joe A. Gonsalves & Son, Jones Hall APLC, Koppel & Gruber Public Finance, Orrick, Herrington & Sutcliffe LLP, Piper Sandler Companies, Sierra Management Group, LLC, Simplifile, LLC, The Gregory Group, LLC, US Bank Corporate Trust, Wilson Turner Kosmo, and Wipfli LLP.
15. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Ascenda Acquisitions, LLC, (Golden Gardens Apartments), City of Fresno, County of Fresno; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-271)
16. 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. Palm Desert Pacific Associates, a California limited partnership, (Vitalia Apartments), City of Palm Desert, County of Riverside; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-272)
 - b. Arlington Heights LP, a California limited partnership, (The Arlington Apartments), City of Los Angeles, County of Los Angeles; issue up to \$2,900,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-273)
 - c. 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 25-274)
 - d. Lake Isabella Investment Group, LP, a California limited partnership, (Lake Isabella Senior Apartments I & II), Census-designated place of Lake Isabella, County of Kern; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-275)
 - e. SJ3 Investment Group, LP, a California limited partnership, (San Joaquin Senior Apartments, San Joaquin Apartments, and California Apartments), City of San Joaquin, County of San Joaquin; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-276)
 - f. 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 25-277)
 - g. Gateways Hospital and Mental Health Center, a California nonprofit public benefit corporation, Cities of Glendale and Los Angeles, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-278)
 - h. Community Health Centers of the Central Coast, Inc., a California nonprofit public benefit corporation, City of Santa Maria, County of Santa Barbara; issue up to \$47,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-279)
 - i. Locke Lofts Associates, a California limited partnership, (Locke Lofts Apartments), City of Los Angeles, County of Los Angeles; issue up to \$8,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-280)
17. 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 25-281)
 - b. 6 SIOF 4101 Somerset Dr, LP, (4101 Somerset Dr. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-282)

- c. 3 SIOF 321 E Florence Ave, LP, (321 E. Florence Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-283)
 - d. 6 SIOF 9300 Compton Ave, LP, (9300 Compton Ave. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-284)
 - e. 6 SIOF 6401 S Avalon Blvd, LP, (6401 S. Avalon Blvd. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-285)
 - f. 6 SIOF 9515 Compton Ave, LP, (9515 Compton Ave. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-286)
 - g. 2 SIOF 10811 S Compton Ave, LP, (10811 S. Compton Ave Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-287)
 - h. SIOF 5 Properties, LP, a California limited partnership (569 W. 6th Street. Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-288)
 - i. 2 SIOF 685 W Fourth St, LP, a Delaware limited partnership (685 W. 4th St Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-289)
 - j. 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 25-290)
 - k. 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. (Resolution 25-291)
18. 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. 2025-15 (City of Escondido - Rosegate); KB Home. (Resolution 25-292)
19. 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. 2025-15 (City of Escondido - Rosegate); incur up to \$2,860,000 of indebtedness; KB Home. (Resolution 25-293)
20. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2025) in an amount not to exceed \$31,260,000 for and on behalf of Improvement Area No. 1 of CMFA Community Facilities District No. 2025-9 (County of Placer – Placer One) and approving related agreements and actions. (Resolution 25-294)
21. Approve the CMFA Internal Controls and Policies and Procedures.
22. A Resolution of the California Municipal Finance Authority Authorizing Certain Amendments to the Line of Credit from Royal Bank of Canada Including a Maximum Authorized Credit Amount of \$250,000,000, New Depository and Security Arrangements, and Related Amendments and Documents. (Resolution 25-295)
- C. INFORMATIONAL ITEMS FOR THE CMFA**
23. Administrative Issues.
- a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
24. 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 _____.



**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 27, 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. Declare the CMFA Special Finance Agency's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. JOC Partners, (Department of Water Resources Project), City of Rancho Cordova, County of Sacramento; issue up to \$850,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-02)
5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
6. Approve the CMFA Internal Controls and Policies and Procedures.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

7. Adjournment.

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

Regular Meeting Agenda

Friday, June 27, 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. Elect Board Members and Officers for the CFPF, CFSC, CMFA and SFAs.
5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.
6. Approve the CMFA Internal Controls and Policies and Procedures.
7. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

8. Administrative Issues.
 - a. Executive Director Report
9. Adjournment.

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