



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, August 8, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th 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. 2025-6 (City of Escondido – Tesoro Square). (Ordinance 25-09)
5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-7 (City of Lincoln – Liberty at Lincoln) Improvement Area No. 1 and Future Annexation Area. (Ordinance 25-10)
6. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-12 (Denair CSD – Monte Vista Collection) Improvement Area No. 1 and Future Annexation Area. (Ordinance 25-12)
7. Approve a resolution requesting change to list of authorized facilities, rate and method of apportionment of special tax and bonded indebtedness limit to \$9,100,000 for California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville – Sierra View Country Club). (Resolution 25-328)
8. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-329):
 - a. Citrine Preservation, LP, (Citrine Apartments), City of Healdsburg, County of Sonoma; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - b. SIOF 4252 Whittier Blvd, LP, (4256 Whittier 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.
 - c. 5 SIOF 11001 S Vermont St, LP, (11001 S. Vermont 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.
 - d. Flag VII Camden Village, L.P. (Camden Village Apartments), City of Fremont, County of Alameda; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - e. Passo Barrington, LP (Passo Barrington 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. Passo Centinela, LP (Passo Centinela I 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. Passo Centinela 2, LP (Passo Centinela II 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. Passo Stoner, LP (Passo Stoner 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.
9. Approve Insurance Coverage.

Regular Agenda:

10. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
- a. CT Housing Preservation, L.P., (City Towers Apartments), City of Oakland, County of Alameda; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-330)
 - b. Van Nuys Apartments Preservation, LP., (Van Nuys Apartments), City of Los Angeles, County of Los Angeles; issue up to \$165,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-331)
 - c. Citywide Apartments Preservation, LP., (Citywide Apartments), City of Los Angeles, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-332)
 - d. FH Kings Garden LIHTC LP, (Kings Garden Apartments), City of Hanford, County of Kings; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-333)
 - e. Clara Gardens, L.P., (Clara Gardens Apartments), City of Santa Clara, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-334)
 - f. Cypress Place at Garden City II, L.P., (Cypress Place at Garden City II Apartments), City of Oxnard, County of Ventura; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-335)
 - g. Standard Palomar Venture LP or an affiliate thereof, (Palomar Apartments), City of Chula Vista, County of San Diego; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-336)
11. 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. MAAC Seniors on Broadway, LP, a California limited partnership, (Seniors on Broadway Apartments), City of Chula Vista, County of San Diego; issue up to \$12,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-337)
 - b. El Dorado Senior Village Apartments I, LP, a California limited partnership, (El Dorado Senior Village Apartments I), Unincorporated Community of El Dorado, County of El Dorado; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-338)
 - c. The Magnolias LP, a California limited partnership, (The Magnolias Apartments), City of Morgan Hill, County of Santa Clara; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-339)
 - d. Rocklin 688, L.P., a California limited partnership, (Terracina at Whitney Apartments), City of Rocklin, County of Placer; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-340)
 - e. Monamos Terrace LP, a California limited partnership, (Monamos Terrace Apartments), City of Murrieta, County of Riverside; reissue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-341)
 - f. Viscar Terrace LP, a California limited partnership, (Viscar Terrace Apartments), City of Murrieta, County of Riverside; issue up to \$76,050,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-342)
 - g. Heywood Gardens, LP, a California limited partnership, (Heywood Gardens Apartments), City of Simi Valley, County of Ventura; issue up to \$5,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-343)
 - h. HealthCore 2460 Hilborn Fairfield, LLC, HealthCore 2458 Hilborn Fairfield, LLC, HealthCore Rio Vista, LLC and HealthCore Winters, LLC (HealthCore Northay Properties), Cities of Fairfield, Rio Vista and Winters, Counties of Solano and Yolo; issue up to \$26,000,000 in revenue bonds. (Resolution 25-344)
 - i. Waste Management, Inc., an/or affiliates thereof; cities or unincorporated communities of Anderson, Livermore, Morgan Hill, Novato, Palmdale, Sacramento, San Jose, and Simi Valley, and counties of Alameda, Los Angeles, Marin, Sacramento, Santa Clara, Shasta and Ventura; issue up to \$100,000,000 in revenue bonds. (Resolution 24-345)
12. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. 400 MERIDIAN LP, (Meridian Apartments), City of San Rafael, County of Marin; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-346)
 - b. Azusa Gardens Owner, LP, (Azusa Gardens Apartments), City of Azusa, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-347)

- c. Standard Vistria Park Kiely Owner, LP, (Park Kiely Apartments), City of San Jose, County of Santa Clara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-348)
 - d. Fountain Park, L.P., a California limited partnership, (Fountain Park Apartments), City of San Jose, County of Santa Clara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-349)
 - e. Flag VII The Parker, L.P. (The Parker Apartments), City of El Monte, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-350)
 - f. Canyon Ridge at Napa Junction, LP, (Canyon Ridge at Napa Junction Apartments), City of American Canyon, County of Napa; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-351)
 - g. Post Canyon Villa, LP, (Canyon Villa Apartment Homes), City of Chula Vista, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-352)
 - h. 10910 Huston LP, (Huston Affordable Housing Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-353)
13. 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. 2024-11 (City of Lincoln – Hidden Hills) and Future Annexation Area; Century Communities of California, LLC. (Resolution 25-354)
14. 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. 2024-11 (City of Lincoln – Hidden Hills) and Future Annexation Area; incur up to \$32,100,000 of indebtedness; Century Communities of California, LLC. (Resolution 25-355)
15. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Hesperia 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. 2025-10 (City of Hesperia – Mojave Pointe).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-10 (City of Hesperia – Mojave Pointe). (Resolution 25-356)
 - c. Approve Resolution determining necessity to incur up to \$8,860,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-10 (City of Hesperia – Mojave Pointe). (Resolution 25-357)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-10 (City of Hesperia – Mojave Pointe). (Resolution 25-358)
 - 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. 2025-10 (City of Hesperia – Mojave Pointe). (Resolution 25-359)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-10 (City of Hesperia – Mojave Pointe). (Ordinance 25-11)
16. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Escondido 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. 2025-15 (City of Escondido - Rosegate).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-15 (City of Escondido - Rosegate). (Resolution 25-360)
 - c. Approve Resolution determining necessity to incur up to \$2,860,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-15 (City of Escondido - Rosegate). (Resolution 25-361)

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-15 (City of Escondido - Rosegate). (Resolution 25-362)
 - 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. 2025-15 (City of Escondido - Rosegate). (Resolution 25-363)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-15 (City of Escondido - Rosegate). (Ordinance 25-14)
- 17. Authorize the issuance and sale of special tax bonds (BOLD Series 2025) in an amount not to exceed \$6,500,000 for and on behalf of California Municipal Finance Authority Community Facilities District No. 2022-27 (City of Chula Vista – Sunbow), and approving related agreements and actions (Resolution 25-364)
 - 18. Authorize the issuance and sale of special tax bonds (BOLD Series 2025) in an amount not to exceed \$20,270,000 for and on behalf of Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-6 (County of Sacramento – Wildhawk North), and approving related agreements and actions (Resolution 25-365)
 - 19. Discuss and Approve the Audit, Finance, and Professional Services Subcommittees.
- C. INFORMATIONAL ITEMS FOR THE CMFA**
- 20. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - 21. 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, August 8, 2025 @ 11:00 a.m.

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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. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

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, August 8, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th 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 the Audit, Finance and Professional Services Subcommittees.
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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