



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, August 29, 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. Approve Gold Sponsorship for Bowls of Hope Event.
5. Approve Gold Sponsorship for the 2026 Housing California Conference.
6. Approve Sponsorship for BETA 2025 – Building Expo for Trades & Associates.
7. Approve Sponsorship for San Joaquin Valley Housing Collaborative 14th Annual Affordable Housing Summit.
8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-10 (City of Hesperia – Mojave Pointe) (Ordinance 25-11)
9. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-15 (City of Escondido – Rosegate) Improvement Area No. 1 and Future Annexation Area. (Ordinance 25-14)
10. Approve a First Amendment to a Loan Agreement for AMDA Inc., City of Los Angeles, County of Los Angeles. (Resolution 25-366)

Regular Agenda:

11. Authorize the issuance and sale of up to \$500,000,000 in senior and subordinate municipal certificates by the California Municipal Finance Authority, relating to multifamily housing mortgage revenue bonds previously issued for rental housing facilities in the cities of Burlingame, Camarillo, Fremont, Gardena, Gilroy, Glendale, Imperial, Los Angeles, Millbrae, San Diego, Santa Ana, Sunnyvale, Torrance, Valencia and other California cities, and in the counties of Alameda, Imperial, Los Angeles, Orange, San Diego, San Mateo, Santa Clara, Ventura, and other California counties; the execution and delivery of related documents; and related actions. (Resolution 25-367)
12. Declare the CMFA’s intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Tierra Apts, L.P., (Tierra Apartments), City of Santa Monica, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-368)

- b. Silver Lake Flats, LP., (Silver Lake Flats Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-369)
- c. 1301 S. Foothill Blvd., L.P., (Baumgardner Ranch Homes Apartments), City of Cloverdale, County of Sonoma; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-370)
- d. Rocklin WJU 719, L.P., (USA University Avenue Apartments), City of Rocklin, County of Placer; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-371)
- e. USA Properties or an affiliate thereof, (USA Tustin Legacy-Building 5 Apartments), City of Tustin, County of Orange; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-372)
- f. USA Properties or an affiliate thereof, (USA Tustin Legacy-Building 6 Apartments), City of Tustin, County of Orange; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-373)
- g. MirKa Investments, LLC, or an affiliate thereof, (Seaward Senior Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-374)
- h. Terra Bella II, L.P., (La Bella Apartments), City of Mountain View, County of Santa Clara; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-375)
- i. Diamond Village Apartments II, LP, (Diamond Village Apartments II), Census-Designated Place of Diamond Springs, County of El Dorado; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-376)
- j. 5655-5657 Lexington LP, (5655-5657 Lexington Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-377)
- k. 11939-11947 Culver LP, (11939-11947 Culver Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-378)
- l. 11143-11153 Acama LP, (11143-11153 Acama Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-379)
- m. Calle Joaquin, LP, (Beacon Studios Apartments), City of San Luis Obispo, County of San Luis Obispo; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-380)
- n. 245 Weddell LP, (Orchard Gardens Apartments), City of Sunnyvale, County of Santa Clara; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-381)
- o. Hiler I LP, (Green Phase Apartments), City of Eureka, County of Humboldt; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-382)
- p. CA Circle Family Apartments, LP, (CA Circle Family Apartments), City of Milpitas, County of Santa Clara; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-383)
- q. Mimosa Street Investors, L.P., (Hollister West of Fairview Apartments), City of Hollister, County of San Benito; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-384)
- r. Lockwood 3 Oxnard LP, (Lockwood III Apartments), City of Oxnard, County of Ventura; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-385)
- s. Colorado Grand Oaks, LP, (Colorado Grand Oaks Apartments), City of Pasadena, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-386)
- t. Sienna on Seventh, LP, (Sienna on Seventh Apartments), City of Los Angeles, County of Los Angeles; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-387)
- u. Swift Avenue Housing Associates, L.P., (Swift Avenue Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-388)
- v. 2838 Park Ave, LP, (Park Haven Plaza Apartments), Unincorporated Town of Soquel, County of Santa Cruz; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-389)
- w. Green Manor Housing Partners, LP, (Green Manor Apartments), City of San Diego, County of San Diego; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-390)
- x. Drona Investments, LLC, or an affiliate thereof, (Figueroa Heights Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-391)
- y. Jem Housing Development, Inc., or an affiliate thereof, (Ten25 Blvd. Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-392)
- z. Cherry Crossing II, LP, (Cherry Crossing II Apartments), City of Sanger, County of Fresno; issue up to \$22,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-393)
- aa. Ashby Lofts LP, (Ashby Lofts Apartments), City of Berkeley, County of Alameda; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-394)
- bb. Tamien II, L.P., (Tamien Station Phase II Apartments), City of San Jose, County of Santa Clara; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-395)

- cc. San Jose Trimble Associates, LP, (Trimble Apartments), City of San Jose, County of Santa Clara; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-396)
 - dd. Bayfront Terrace, LP, (Bayfront Terraces Apartments), City of Mill Valley, County of Marin; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-397)
 - ee. Lancaster Family Homes, LP, (Lancaster Family Homes Apartments), City of Lancaster, County of Los Angeles; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-398)
 - ff. Rise Urban Partners LLC, (5th And Robinson Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-399)
 - gg. 6440 El Cajon Affordable Partnership LLC, (6440 El Cajon Apartments), City of San Diego, County of San Diego; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-400)
 - hh. San Ramon Bella Village, a California Limited Partnership, (Bella Village Apartments), City of San Ramon, County of Contra Costa; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-401)
 - ii. La Vista Apartments LP, (La Vista Apartments), City of Concord, County of Contra Costa; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-402)
 - jj. Hope Credits, L.P., (St George 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 25-403)
 - kk. Fox Recap, L.P., (Fox Courts Apartments), City of Oakland, County of Alameda; issue up to \$17,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-404)
 - ll. 707 by Vintage, L.P., (707 by Vintage Apartments), City of San Diego, County of San Diego; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-405)
 - mm. 21155 Califa, LP, (Califa 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 25-406)
 - nn. 600 Rosemead, L.P., (Rosemead Family Apartments), City of Pasadena, County of Los Angeles; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-407)
 - oo. Plummer Village Apartments LP, (Plummer Village Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-408)
 - pp. SoLa Impact LLC or an affiliate thereof, (Broadway & Imperial Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-409)
 - qq. SoLa Impact LLC or an affiliate thereof, (2851 Commercial Apartments), City of San Diego, County of San Diego; issue up to \$12,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-410)
 - rr. Colorado Crest LP, (Colorado Crest Apartments), City of Pasadena, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-411)
 - ss. Standard Lone Tree Venture LP, (Joyfield at Lakeview Center Apartments), City of Antioch, County of Contra Costa; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-412)
 - tt. Hope Credits, L.P., (New Carver Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-413)
 - uu. 39340 Fremont Blvd LP, (39340 Fremont Apartments), City of Fremont, County of Alameda; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-414)
 - vv. Lancaster Pacific Associates, LP, (Sierra Azul Apartments), City of Lancaster, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-415)
 - ww. Penn Valley Pacific Associates II, a California Limited Partnership, (Lone Oak Senior Apartments II), Census-Designated Place of Penn Valley, County of Nevada; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-416)
 - xx. Napa Street San Diego LP, (5370 Napa Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-417)
13. 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. Village Green Tax Credit LP, a California limited partnership, (Village Green Apartments), City of San Bernardino, County of San Bernardino; issue up to \$42,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-418)
 - b. Dry Creek Commons, L.P., a California limited partnership, (Dry Creek Commons Apartments), City of Healdsburg, County of Sonoma; issue up to \$35,000,000 in tax-exempt and/or taxable revenue notes. (Resolution 25-419)
 - c. Almaden Affordable Housing, L.P., a California limited partnership, (Lupina Apartments), City of San Jose, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-420)

- d. Yorba Linda Altrudy II LP, a California limited partnership, (Altrudy II Senior Apartments), City of Yorba Linda, County of Orange; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-421)
 - e. Channing House, a nonprofit public benefit corporation, (Channing House Project), Series 2025, City of Palo Alto, County of Santa Clara; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-422)
14. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. Flag VII Camden Village, L.P., (Camden Village Apartments), City of Fremont, County of Alameda; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-423)
 - b. Passo Barrington, LP, (Passo Barrington Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-424)
 - c. Passo Centinela, LP, (Passo Centinela I Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-425)
 - d. Passo Centinela 2, LP, (Passo Centinela II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-426)
 - e. Passo Stoner, LP, (Passo Stoner Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-427)
 - f. Citrine Preservation, LP, (Citrine Apartments), City of Healdsburg, County of Sonoma; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-428)
15. 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. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area; CV Development Partners, LLC. (Resolution 25-429)
16. 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. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area; incur up to \$23,000,000 of indebtedness; CV Development Partners, LLC. (Resolution 25-430)
17. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Woodland 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. 2025-16 (City of Woodland – Merritt Ranch).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-16 (City of Woodland – Merritt Ranch). (Resolution 25-431)
 - c. Approve Resolution determining necessity to incur up to \$26,700,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-16 (City of Woodland – Merritt Ranch). (Resolution 25-432)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-16 (City of Woodland – Merritt Ranch). (Resolution 25-433)
 - 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. 2025-16 (City of Woodland – Merritt Ranch). (Resolution 25-434)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-16 (City of Woodland – Merritt Ranch). (Ordinance 25-13)
18. Approve a revised CMFA Fee Schedule.

C. INFORMATIONAL ITEMS FOR THE CMFA

- 19. Treasurer’s Report.
- 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 5-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 29, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th 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. INFORMATIONAL ITEMS FOR EACH AGENCY

4. Treasurer's Report.
5. Adjournment.

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

Regular Meeting Agenda

Friday, August 29, 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 Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

5. Treasurer’s Report.
6. Administrative Issues.
 - a. Executive Director Report
7. Adjournment.

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