



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, September 19, 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 sponsorship for Asian Americans in Public Finance.

6. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-16 (City of Woodland – Merritt Ranch). (Ordinance 25-13)

7. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-435):

- Sandpiper Cove Apartments, (Sandpiper Cove Apartments), City of Yuba City, County of Sutter; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- 1723 Corinth, LP, (1723 Corinth 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.
- 3751 Delmas LP, (3751 Delmas Terrace 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:

8. 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, Chula Vista, Fremont, Gardena, Gilroy, Glendale, Imperial, Los Angeles, Millbrae, Morgan Hill, 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 25-436)

9. Declaration of intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions (Resolution 25-437):

- American Housing Company Fund 1 LLC, or an affiliate thereof, (4773 Hollywood Ave. Apartments), City of Los Angeles, County of Los Angeles; issue up to 50,000,000 in tax-exempt and/or taxable revenue bonds.
- American Housing Company Fund 1 LLC, or an affiliate thereof, (11965 San Pablo Ave. Apartments), City of El Cerrito, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds.

- c. American Housing Company Fund 1 LLC, or an affiliate thereof, (335 15th Street Apartments), City of San Diego, County of San Diego; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds.
 - d. American Housing Company Fund 1 LLC, or an affiliate thereof, (4350 Georgia Street Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds.
 - e. Santa Maria North Broadway, LP, (The Perlman Apartments), City of Santa Maria, County of Santa Barbara; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds.
 - f. Parlier Tuolumne Street LP, (Parlier Family Apartments), City of Parlier, County of Fresno; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds.
 - g. Redding Canby Road LP, (Canby Family Apartments), City of Redding, County of Shasta; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds.
 - h. National Community Renaissance of California, or an affiliate thereof, (St. Ambrose Senior Affordable Housing Apartments), City of Claremont, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds.
 - i. Moraga Park Street LP, (Park Street Apartments), Town of Moraga, County of Contra Costa; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds.
 - j. Mirka Investments, LLC, or an affiliate thereof, (Bancroft Student Housing), City of San Diego, County of San Diego; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds.
 - k. Hermosa Village Phase III Housing Partners, L.P., (Hermosa Village Phase III Apartments), City of Anaheim, County of Orange; issue up to \$22,000,000 in tax-exempt and/or taxable revenue bonds.
 - l. Redding Placer Street LP, (Placer Family Apartments), City of Redding; County of Shasta; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds.
10. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
- a. Burbank Housing Development Corporation, or an affiliate, (Golden Gate Village Apartments), Census Designated Place of Marin City, County of Marin; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-438)
 - b. Ascenda Vista, LLC, (Las Palmas Apartments), City of Vista, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-439)
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. San Marcos Ranch Associates, LP, (San Marcos Ranch Apartments), Unincorporated County of Santa Barbara; issue up to \$150,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-440)
 - b. Second Street Family LP, a California limited partnership, (Second Street Family Apartments), City of Corona, County of Riverside; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-441)
 - c. 4464 Sepulveda Blvd., L.P., a California limited partnership, (Jubilo Village Apartments), City of Culver City, County of Los Angeles; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-442)
 - d. Greenfield Apartments Associates, L.P., a California limited partnership, (Greenfield Family Apartments), City of Chico, County of Butte; issue up to \$32,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-443)
 - e. San Martin 2020 LP, a California limited partnership, (San Martin de Porres Apartments), Unincorporated Community of Spring Valley, San Diego County; reissue up to \$24,156,102 in tax-exempt and/or taxable revenue bonds. (Resolution 25-444)
 - f. Learning Choice Academy Facilities II LLC, (The Learning Choice Academy), City of La Mesa, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-445)
 - g. Southern Mono Healthcare District, doing business as Mammoth Hospital, City of Mammoth Lakes, County of Mono; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-446)
 - h. Richland Village LP, a California limited partnership, (Richland Village Apartments), City of Yuba City, County of Sutter; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-447)
12. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. 2025 E 4th Street LLLP, (4th 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 25-448)

- b. 247 S Alexandria LLLP, (Alexandria I 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 25-449)
 - c. 808 S Hobart LLLP, (Ashby 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 25-450)
 - d. 454 Catalina LLLP, (Catalina 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 25-451)
 - e. 103 S Edgemont LLLP, (Edgemont 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 25-452)
 - f. Carson Gramercy LLLP // 974 S Gramercy LLLP, (Gramercy 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 25-453)
 - g. Irolo 16 LLLP, (Irolo 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 25-454)
 - h. Kenmore 20 LLLP, (Kenmore I 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 25-455)
 - i. 426 Manhattan LLLP, (Manhattan III 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 25-456)
 - j. 260 S Mariposa LLLP, (Mariposa II 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 25-457)
 - k. 739 Normandie LLLP, (Normandie 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 25-458)
 - l. 1111 Norton LLLP, (Norton 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 25-459)
 - m. Oxford 19 LLLP, (Oxford I 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 25-460)
 - n. 960 S Oxford LLLP, (Oxford III 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 25-461)
 - o. 3715 W 1st Street LLLP, (Seven Lions 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 25-462)
 - p. 515 S St. Andrews LLLP, (St. Andrews I 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 25-463)
 - q. 516 St. Andrews LLLP, (St. Andrews II 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 25-464)
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. 2024-16 (City of Lancaster – Stoneridge Ranch); Stratham Homes. (Resolution 25-465)
 - b. California Municipal Finance Authority Community Facilities District No. 2025-14 (County of Sacramento – Antelope 40); Lennar Homes of California, LLC. (Resolution 25-466)
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. 2024-16 (City of Lancaster – Stoneridge Ranch); incur up to \$7,860,000 of indebtedness; Stratham Homes. (Resolution 25-467)

- b. California Municipal Finance Authority Community Facilities District No. 2025-14 (County of Sacramento – Antelope 40); incur up to \$20,400,000 of indebtedness; Lennar Homes of California, LLC. (Resolution 25-468)
15. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Lincoln 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. 2024-11 (City of Lincoln – Hidden Hills).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-11 (City of Lincoln – Hidden Hills). (Resolution 25-469)
 - c. Approve Resolution determining necessity to incur up to \$32,100,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-11 (City of Lincoln – Hidden Hills). (Resolution 25-470)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-11 (City of Lincoln – Hidden Hills). (Resolution 25-471)
 - 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. 2024-11 (City of Lincoln – Hidden Hills). (Resolution 25-472)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-11 (City of Lincoln – Hidden Hills). (Ordinance 25-15)
16. Authorize the issuance and sale of special tax bonds (BOLD Series 2025) in an amount not to exceed \$12,270,000 for and on behalf of Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2023-5 (County of Sacramento – The Gap) , and approving related agreements and actions (Resolution 25-473)
17. Authorize the issuance and sale of special tax bonds (BOLD Series 2025) in an amount not to exceed \$6,415,000 for and on behalf of Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2023-11 (City of Hesperia – Silverwood), and approving related agreements and actions (Resolution 25-474)
18. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2025C) in an amount not to exceed \$6,000,000, and related issuance and purchase of special tax bonds issued for and on behalf of California Municipal Finance Authority Community Facilities District No. 2021-4 (Jurupa Area Recreation & Park District – Canal Street) in an amount not to exceed \$1,600,000, and California Municipal Finance Authority Community Facilities District No. 2025-5 (City of Rocklin – Wildcat West) in an amount not to exceed \$2,400,000, and California Municipal Finance Authority Community Facilities District No. 2025-6 (City of Escondido – Tesoro Square) in an amount not to exceed \$2,000,000 and approving related agreements and actions. (Resolution 25-475)

C. INFORMATIONAL ITEMS FOR THE CMFA

19. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
20. 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 _____.



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

Regular Meeting Agenda

Friday, September 19, 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. Administrative Issues.
 - a. Executive Director Report
6. Adjournment.

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