



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, October 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</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. 2024-11 (City of Lincoln – Hidden Hills). (Ordinance 25-15)
5. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-476):
  - a. 1141 N. Vermont NH LP, (1141 N. Vermont Avenue 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. 9033 Ramsgate L.P., (9033 Ramsgate 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. Post Renaissance Apartments, LP, (Renaissance Apartment Homes), City of Fresno, County of Fresno; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

#### Regular Agenda:

6. 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 thereof, (Bay Village Apartments), City of Vallejo, County of Solano; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-477)
  - b. Eden Housing, Inc., or an affiliate thereof, (The Rise Block 5 Apartments), City of Cupertino, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-478)
7. 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. 10953 Whipple, LP, (10953 Whipple Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-479)
  - b. 537 North Kenmore LP, a California limited partnership, (537 N Kenmore Apartments), City of Los Angeles, County of Los Angeles; issue up to \$14,850,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-480)
  - c. 11218-11222 Califa, LP, a California limited partnership, (11218-11222 Califa Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-481)

- d. Victory Boulevard Housing Partners, LP, a California limited partnership, (Victory Blvd Apartments), City of Los Angeles, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-482)
  - e. MP Lazuli Landing Associates, L.P., a California limited partnership, (Lazuli Landing), City of Union City, County of Alameda, issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-483)
8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. GB Falls, LP, (The Falls at Arden Apartments), City of Sacramento, County of Sacramento; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-484)
  - b. Citrine Preservation, LP, (Citrine Apartments), City of Healdsburg, County of Sonoma; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-485)
  - c. 12<sup>th</sup> Street 19 LLLP, (12th Street Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-486)
  - d. 130 Alexandria LLLP, (Alexandria II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-487)
  - e. 861 Fedora LLLP, (Fedora Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-488)
  - f. Kenmore II 20 LLLP, (Kenmore II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-489)
  - g. 915 S Kenmore LLLP, (Kenmore III Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-490)
  - h. 530 Kingsley LLLP, (Kingsley Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-491)
  - i. Mariposa 20 LLLP, (Mariposa I Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-492)
  - j. 750 Mariposa LLLP, (Mariposa III Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-493)
  - k. 520 Mariposa LLLP, (Mariposa IV Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-494)
  - l. Oxford 20 LLLP, (Oxford II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-495)
  - m. Western 19 LLLP, (Western Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-496)
9. Authorize the formation of California Municipal Finance Authority Community Facilities District in the Calaveras County Water District 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. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area.
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area. (Resolution 25-497)
  - c. Approve Resolution determining necessity to incur up to \$23,000,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area. (Resolution 25-498)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area. (Resolution 25-499)
  - 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. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area. (Resolution 25-500)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area. (Ordinance 25-16)

**C. INFORMATIONAL ITEMS FOR THE CMFA**

- 10. Administrative Issues.
  - a. Executive Director Report
  - b. Membership Update
  - c. Marketing Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
  
- 11. 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, October 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</sup> 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 the FY 2025 audit reports and authorize the Audit Subcommittee to make future changes as needed for the following properties:
  - a. CMFA Special Finance Agency - Enclave multifamily rental property
  - b. CMFA Special Finance Agency - Latitude33 multifamily rental property
  - c. CMFA Special Finance Agency - Solana at Grand multifamily rental property
  - d. CMFA Special Finance Agency I - The Mix multifamily rental property
  - e. CMFA Special Finance Agency VII - The Breakwater multifamily rental property
  - f. CMFA Special Finance Agency VIII - Elan multifamily rental property
  - g. CMFA Special Finance Agency XII - Allure multifamily rental property

**C. INFORMATIONAL ITEMS FOR EACH AGENCY**

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

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

**Regular Meeting Agenda**

Friday, October 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6<sup>th</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. 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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