



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, October 24, 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. 2025-8 (CCWD – Town Square at Copper Valley) Improvement Area 1 and Future Annexation Area. (Ordinance 25-16)
- 5. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-501):
 - a. Kairos Investment Management Company & Pacific Housing, Inc., or an affiliate thereof, (Casa Serena Apartments), City of Fremont, County of Alameda; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - b. Kairos Investment Management Company & Pacific Housing, Inc., or an affiliate thereof, (Trailview Apartments), City of Concord, County of Contra Costa; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - c. Pacific Housing, Inc. & Concord Companies, or an affiliate thereof, (Park Wilshire 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. Pacific Housing, Inc. & Concord Companies, or an affiliate thereof, (Sir Francis Drake Villa 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.
 - e. Pacific Housing, Inc. & Concord Companies, or an affiliate thereof, (The Langham 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. Pacific Housing, Inc. & Concord Companies, or an affiliate thereof, (The Piccadilly 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. AH 1408 Jefferson LP, or an affiliate thereof, (1408 Jefferson 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. Flag VII Montecito, L.P., (Montecito Apartments), City of Santa Clara, County of Santa Clara; 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. Elowen Oak LP, or an affiliate thereof, (Elowen Apartments), City of Windsor, County of Sonoma; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-502)
 - b. BHDC Beverly Apts LLC or an affiliate thereof, (Beverly Apartments), City of Rohnert Park, County of Sonoma; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-503)
 - c. SOLA IMPACT LT OWNER, LLC, or an affiliate thereof, (2851 Commercial Apartments), City of San Diego, County of San Diego; issuance up to \$12,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-504)
 - d. SLT 11422 Broadway, LP, or an affiliate thereof, (Broadway and Imperial Apartments), City of Los Angeles, County of Los Angeles; issuance up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-505)
 - e. Step Up Housing, or an affiliate thereof, (Woodchase Apartment Homes), City of San Leandro, County of Alameda; issuance up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-506)

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. Porter 1107, LLC, a California limited liability company, (Bay Village Apartments), City of Vallejo, County of Solano; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-507)
 - b. Fairways Apartment, L.P., a California limited partnership, (Fairways at San Antonio Court Apartments), City of San Jose, County of Santa Clara, issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-508)
 - c. Palmdale Family Housing, L.P., a California limited partnership, (Palmdale Family Apartments), City of Palmdale, County of Los Angeles, issue up to \$110,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-509)

8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 236 Berendo Holdings OZ LP (236 Berendo Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-510)
 - b. PS 4228 Western Ave, LP, a Delaware limited partnership, (4228 Western Apartments), City of Healdsburg, County of Sonoma; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-511)
 - c. PS 10705 Avalon Blvd, LP, (10705 Avalon Blvd Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-512)
 - d. PS 7518 Hoover St, LP (7524 S. Hoover St Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-513)

9. 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. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area; Richland Communities. (Resolution 25-514)
 - b. California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murietta Hills) and Future Annexation Area; LGI Homes - California, LLC. (Resolution 25-515)

10. 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. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area; incur up to \$80,000,000 of indebtedness; Richland Communities. (Resolution 25-516)
 - b. California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murietta Hills) and Future Annexation Area; incur up to \$2,600,000 of indebtedness; LGI Homes - California, LLC. (Resolution 25-517)

11. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Lancaster 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. 2024-16 (City of Lancaster – Stoneridge Ranch).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster – Stoneridge Ranch). (Resolution 25-518)
 - c. Approve Resolution determining necessity to incur up to \$7,860,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster – Stoneridge Ranch). (Resolution 25-519)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster – Stoneridge Ranch). (Resolution 25-520)
 - 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. 2024-16 (City of Lancaster – Stoneridge Ranch). (Resolution 25-521)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-16 (City of Lancaster – Stoneridge Ranch). (Ordinance 25-17)

12. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of Sacramento 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. 2025-14 (County of Sacramento – Antelope 40).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-14 (County of Sacramento – Antelope 40). (Resolution 25-522)
 - c. Approve Resolution determining necessity to incur up to \$20,400,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-14 (County of Sacramento – Antelope 40). (Resolution 25-523)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-14 (County of Sacramento – Antelope 40). (Resolution 25-524)
 - 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. 2025-14 (County of Sacramento – Antelope 40). (Resolution 25-525)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-14 (County of Sacramento – Antelope 40). (Ordinance 25-18)

C. INFORMATIONAL ITEMS FOR THE CMFA

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

14. 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, October 24, 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 THE CMFA SPECIAL FINANCE AGENCY

4. Approve the CMFA Special Finance Agency FY 2025 audit report and authorize the Audit Committee to make future changes, as needed.

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 24, 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. Approve the CFSC FY 2025 audit report and authorize the Audit Committee to make future changes, as needed.
5. Approve the CFPF FY 2025 audit report and authorize the Audit Committee to make future changes, as needed.
6. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

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

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