



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, November 7, 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. 2024-16 (City of Lancaster – Stoneridge Ranch). (Ordinance 25-17)
5. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-14 (County of Sacramento – Antelope 40). (Ordinance 25-18)
6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-526):
 - a. 6144 Hazelhurst LP, or an affiliate thereof, (Hazelhurst Affordable Housing 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. 7655 San Pedro, LP, or an affiliate thereof, (San Pedro 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. Thornbridge Holdings, L.P., or an affiliate thereof, (Thornbridge Apartments), City of San Jose, County of Santa Clara; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - d. Ethos GP I Venture, LP, or an affiliate thereof, (The Crossings Apartments), City of Sunnyvale, County of Santa Clara; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

Regular Agenda:

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. Mercy Housing California 91, L.P., a California limited partnership, (The Eliza Apartments), City of Oakland, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-527)
 - b. 6033 De Soto, LP, a California limited partnership, (The Winslow Apartments), City of Los Angeles, County of Los Angeles, issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-528)

- c. BHDC Beverly Apts LLC, or entities related thereto, (Beverly Apartments), City of Rohnert Park, County of Sonoma, issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-529)
 - d. Community Health Centers of the Central Coast, Inc., Cities of Arroyo Grande, Cambria, Nipomo, Paso Robles and Santa Maria, Counties of San Barbara and San Luis Obispo, issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-530)
8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. PS 4228 Western Ave, LP, (4228 Western Ave Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-531)
 9. Approve a Resolution Declaring Consideration to Amend the Rate and Method of Apportionment, List of Authorized Facilities, and Increase the Bond Authorization to \$7,880,000 for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 25-532)
 10. Authorize the issuance and sale of special tax bonds (BOLD Series 2025B) in an amount not to exceed \$12,970,000 for and on behalf of Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) and approving related agreements and actions. (Resolution 25-533)
 11. Authorize the issuance and sale of special tax bonds (BOLD Series 2025) in an amount not to exceed \$23,650,000 for and on behalf of Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2025-9 (County of Placer – Placer One) and approving related agreements and actions. (Resolution 25-534)

C. INFORMATIONAL ITEMS FOR THE CMFA

12. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
13. 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 2-page agenda was posted at _____ on _____, 2025 at _____.
Signed _____.



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

Regular Meeting Agenda

Friday, November 7, 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.

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 1-page agenda was posted at 200 S. Anaheim Blvd., Anaheim, CA 92805 on _____, 2025 at _____ . Signed _____.