



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, November 21, 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 Sponsorship for CSMFO Annual Conference.

5. Adoption of a resolution approving the 2026 regular board of directors meeting schedule. (Resolution 25-535).

6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants. (Resolution 25-536):

- MKCR Capital, LLC, or an affiliate thereof, (Villa Del Sol Senior Apartments), City of Santa Maria, County of Santa Barbara; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- MKCR Capital, LLC, or an affiliate thereof, (Hawaiian Gardens Senior Apartments), City of Hawaiian Gardens, County of Los Angeles; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

Regular Agenda:

7. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

- Reseda Venture, LP, or an affiliate thereof, (8350 Reseda Blvd Apartments), City of Los Angeles, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-537)
- C&C Development Co, LLC, or an affiliate thereof, (Hitch Ranch Apartments), City of Moorpark, County of Ventura; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-538)
- C&C Development Co, LLC, or an affiliate thereof, (Ocean Kamp Apartments), City of Oceanside, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-539)
- C&C Development Co, LLC, or an affiliate thereof, (Chino Hills Senior Apartments), City of Chino Hills, County of San Bernardino; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-540)
- C&C Development Co, LLC, or an affiliate thereof, (Don Juan Senior Apartments), City of San Juan Capistrano, County of Orange; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-541)
- Bold Communities, or an affiliate thereof, (1090 E. California Apartments), City of Escalon, County of San Joaquin; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-542)

- g. Maple Housing Foundation, (Sunterra Apartments), City of Oceanside, County of San Diego; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-543)
8. 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. St. Margaret of Scotland Episcopal School, City of San Juan Capistrano, County of Orange, issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-544)
 - b. Woodchase 2795, LLC, a California limited liability company, (Woodchase Apartments), City of San Leandro, County of Alameda, issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-545)
 - c. 15th and Harrison LP, a California limited partnership, (1523 Harrison Street Apartments), City of Oakland, County of Alameda, issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-546)
 - d. Seventh Street Village, L.P., a California limited partnership, (Seventh Street Village Apartments), City of Modesto, County of Stanislaus, issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-547)
 - e. Gracelight Community Health, a California nonprofit public benefit corporation, City of Los Angeles, County of Los Angeles, issue up to \$22,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-548)
 - f. Gateways Hospital and Mental Health Center, a California nonprofit public benefit corporation, Cities of Glendale and Los Angeles, County of Los Angeles, issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-549)
 - g. Orange 702, L.P., (The Orion Apartments), City of Orange, County of Orange; issuance up to \$1,000,000 in supplemental tax-exempt and/or taxable revenue bonds. (Resolution 25-550)
9. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
- a. Post Renaissance Apartments, LP, (Renaissance Apartment Homes), City of Fresno, County of Fresno; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-551)
 - b. 18337 Kittridge, LP, (Kittridge Affordable Housing Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-552)
 - c. 9033 Ramsgate LP, (9033 Ramsgate Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-553)
 - d. Coliseum Transit Village One, LP, (Coliseum Connections Transit Village Apartments), City of Oakland, County of Alameda; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-554)
 - e. Ethos GP I Venture, LP, or an affiliate thereof, (The Crossings Apartments), City of Sunnyvale, County of Santa Clara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-555)
 - f. Thornbridge Holdings, L.P., or an affiliate thereof, (Thornbridge Apartments), City of San Jose, County of Santa Clara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-556)
 - g. Flag VII Montecito, L.P., or an affiliate thereof, (Montecito Apartments), City of Santa Clara, County of Santa Clara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-557)
10. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2025D) in an amount not to exceed \$24,835,000, and related issuance and purchase of special tax bonds issued for and on behalf of California Municipal Finance Authority Community Facilities District No. 2022-7 (City of Roseville – Sierra View) in an amount not to exceed \$5,500,000, and California Municipal Finance Authority Community Facilities District No. 2024-12 (Jurupa Area Recreation and Park District – Countryside & Las Palmas) in an amount not to exceed \$2,600,000, and Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-2 (City of Lincoln – Peery Property) in an amount not to exceed \$7,620,000, and California Municipal Finance Authority Community Facilities District No. 2025-3 (City of Woodland – Ruby Estates) in an amount not to exceed \$4,945,000, and Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-12 (Denair CSD – Monte Vista Collection) in an amount not to exceed \$4,170,000 and approving related agreements and actions. (Resolution 25-558)

C. INFORMATIONAL ITEMS FOR THE CMFA

11. Treasurer’s Report.

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 3-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, November 21, 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. ACTION ITEMS FOR EACH AGENCY

Consent:

- 4. Adoption of a Resolution approving the CMFA Special Finance Agency 2026 Regular Board of Directors Meeting Schedule. (Resolution 25-02)
5. Adoption of a Resolution approving the CMFA Special Finance Agency I 2026 Regular Board of Directors Meeting Schedule. (Resolution 25-02)
6. Adoption of a Resolution approving the CMFA Special Finance Agency VII 2026 Regular Board of Directors Meeting Schedule. (Resolution 25-02)
7. Adoption of a Resolution approving the CMFA Special Finance Agency VIII 2026 Regular Board of Directors Meeting Schedule. (Resolution 25-02)
8. Adoption of a Resolution approving the CMFA Special Finance Agency XII 2026 Regular Board of Directors Meeting Schedule. (Resolution 25-02)

C. INFORMATIONAL ITEMS FOR EACH AGENCY

- 9. Treasurer's Report.
10. Administrative Issues.
a. Executive Director Report.
11. Adjournment.

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

Regular Meeting Agenda

Friday, November 21, 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

Consent:

4. Adoption of a Resolution Approving the CFSC 2026 Regular Board of Directors Meeting Schedule. (Resolution 25-02)
5. Adoption of a Resolution Approving the CFPF 2026 Regular Board of Directors Meeting Schedule. (Resolution 25-02)

Regular Agenda:

6. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

7. Treasurer’s Report.
8. Administrative Issues.
 - a. Executive Director Report
9. Adjournment.

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