



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, December 12, 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. CLOSED SESSION

4. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Section 54956.9) Name of case: California Municipal Finance Authority v. FortiFi, Inc. (Arbitration)

### C. ACTION ITEMS FOR THE CMFA

#### Consent:

5. Approve a Second Supplemental Indenture, a Second Amendment to a Loan Agreement and related form of Amendments and Interpretive Provisions for AMDA Inc., City of Los Angeles, County of Los Angeles. (Resolution 25-559)

6. THE PRESIDIO LP, a California limited partnership, (The Presidio Apartments), City of San Clemente, County of Orange; approve an amending resolution that allows for the modification to subordinate the regulatory agreement. (Resolution 25-560)

7. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grants. (Resolution 25-561):

- Las Palmas or an affiliate thereof, (La Vista 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.
- Golden Gardens Housing Partners, L.P., (Golden Gardens Apartments), City of Fresno, County of Fresno; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

8. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:

- 7655 San Pedro, LP, (San Pedro Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-562)
- 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 25-563)
- Concord Park Wilshire LP, (Park Wilshire Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-564)
- Concord Sir Francis Drake LP, (Sir Francis Drake Villa Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-565)
- Concord Langham LP, (The Langham Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-566)
- Concord Piccadilly LP, (The Piccadilly Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-567)

- g. Ackerfield 2 LP, a Delaware limited partnership, (The Hive at Ackerfield Apartments), City of Long Beach, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-568)
- h. RK Equity Group Limited Partnership, 12142 Oxnard Limited Partnership, HG Napa Equity Limited Partnership, HG FSA Capital Limited Partnership, (Hawaiian Terrace Senior Apartments), City of Hawaiian Gardens, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-569)
- i. Crystal Springs Terrace Apartments, LP, a limited partnership, (Crystal Springs Terrace Apartments), City of San Bruno, County of San Mateo; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-570)
- j. A limited partnership to be formed by Kairos Investment Management and Pacific Housing, (Trailview Apartments), City of Concord, County of Contra Costa; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-571)
- k. A limited partnership to be formed by Kairos Investment Management and Pacific Housing, (Casa Serena Apartments), City of Fremont, County of Alameda; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-572)

### **Regular Agenda:**

- 9. 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, (Hancock Terrace Apartments), City of Santa Maria, County of Santa Barbara; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-573)
  - b. Chaparral Place LP, (Chaparral Place Apartments), City of Ojai, County of Ventura; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-574)
  - c. Sherman Way Preservation LP, (Sherman Way Biltmore Apartments), City of Los Angeles, County of Los Angeles; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-575)
  - d. Thurber Santa Cruz L.P., (Anton Solana Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-576)
  - e. Samuelian Group, LLC, (Flats on Sunset Apartments), City of Los Angeles, County of Los Angeles; issue up to \$130,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-577)
  - f. Kingdom Housing, or an affiliate thereof, (600 Commonwealth Apartments), City of Los Angeles, County of Los Angeles; issue up to \$160,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-578)
  
- 10. 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. Village at Madrone, LP, (Village at Madrone Apartments), City of Morgan Hill, County of Santa Clara, issue up to \$115,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-579)
  - b. MIRKA 3481 Vista Lane Family LP, (Vista Lane Family Apartments), City of San Diego, County of San Diego; issue or reissue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-580)
  - c. Cora Creek L.P., a California limited partnership, (Cora Creek Apartments), Town of Windsor, County of Sonoma; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-581)
  - d. Park View Terrace Housing Associates, LP, a California limited partnership, (Park View Terrace Apartments), City of Poway, County of San Diego; issue up to \$33,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-582)
  - e. Haley Hillside Housing Associates, LP, a California limited partnership, (Haley Ranch Estates & Hillside Village), City of Poway, County of San Diego; issue up to \$39,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-583)
  - f. Pacific Street Housing Associates Four, L.P., a California limited partnership, (Pacific Street Four Apartments), City of Rocklin, County of Placer; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-584)
  - g. 304 E Spruce St, LP, a California limited partnership, (Community Hub at Inglewood), City of Inglewood, County of Los Angeles; issue up to \$37,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-585)
  - h. Crescent Meadows, L.P., a California limited partnership, (Crescent Meadows Apartments), City of Visalia, County of Tulare; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-586)

- i. MV Lot 12 Housing Partners, L.P., a California limited partnership, (Mountain View Lot 12 Apartments), City of Mountain View, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-587)
  - j. Berryessa Family Affordable, LP, a California limited partnership, (Berryessa Family Apartments), City of San Jose, County of Santa Clara; issue up to \$120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-588)
  - k. HealthCore Vacaville LLC, sole member of which is HealthCore Foundation, a Delaware nonprofit corporation, City of Vacaville, County of Solano, issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-589)
  - l. 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 25-590)
11. 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. 2025-19 (City of Riverbank – Heritage II & Grasslands II); D.R. Horton Bay Inc. (Resolution 25-591)
12. 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. 2025-19 (City of Riverbank – Heritage II & Grasslands II); incur up to \$3,000,000 of indebtedness; D.R. Horton Bay Inc. (Resolution 25-592)
13. Approve a resolution of California Municipal Finance Authority Community Facilities District in the Jurupa Area Recreation and Park District authorizing amendments of the rate and method of apportionment, list of authorized facilities, and bonded indebtedness limit (from \$6,310,000 to \$7,880,000) and other related actions:
- a. Hold a Public Hearing regarding the amendment of the rate and method of apportionment, list of authorized facilities, and bonded indebtedness limit for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge).
  - b. Approve Resolution authorizing amendments of the rate and method of apportionment, list of authorized facilities and bonded indebtedness limit (from \$6,310,000 to \$7,880,000) for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 25-593)
  - c. Approve Resolution declaring results of election amending special tax, list of authorized facilities, bonded indebtedness limit and directing recording of amended notice of special tax lien in and for California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Resolution 25-594)
  - d. Introduction and Waiving First Reading of Ordinance amending Ordinance No. 23-05 levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Ordinance No. 25-19)
14. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Manteca 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. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area.
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-595)
  - c. Approve Resolution determining necessity to incur up to \$80,000,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-596)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-597)
  - 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. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Resolution 25-598)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-17 (City of Manteca – Hat Ranch) Improvement Area No. 1 and Future Annexation Area. (Ordinance 25-20)
15. 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. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area.
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Resolution 25-599)
  - c. Approve Resolution determining necessity to incur up to \$2,600,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Resolution 25-600)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Resolution 25-601)
  - 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. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Resolution 25-602)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murieta Hills) and Future Annexation Area. (Ordinance 25-21)

**D. INFORMATIONAL ITEMS FOR THE CMFA**

16. Administrative Issues.
- a. Executive Director Report
  - b. Membership Update
  - c. Marketing Update
  - d. Transaction Update
  - e. Legislative Update
  - f. Legal Update
17. 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, December 12, 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 THE CMFA SPECIAL FINANCE AGENCY I**

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

**C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII**

5. Approve the CMFA Special Finance Agency VII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.

**D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII**

6. Approve the CMFA Special Finance Agency VIII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.

**E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII**

7. Approve the CMFA Special Finance Agency XII FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.

**F. INFORMATIONAL ITEMS FOR EACH AGENCY**

8. Administrative Issues.
  - a. Executive Director Report
  - b. Transaction Update
  - c. Legal Update

9. Adjournment.

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

**Regular Meeting Agenda**

Friday, December 12, 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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