



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, January 9, 2026 @ 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. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grants. (Resolution 26-001):

- a. CG Bennington, LP, (Bennington Apartments), City of Fairfield, County of Solano; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- b. Langdon Park Capital & Standard Real Estate Investments, or an affiliate, (The Collective 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. Redwood Square Owner LLC, (Redwood Square Apartments), City of Sacramento, County of Sacramento; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

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

- a. 1141 N. Vermont NH LP, (1141 N. Vermont Avenue Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-002)
- b. 2933 8th LLLP, (8th Street Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-003)
- c. 12th 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 26-004)
- 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 26-005)
- e. Ardmore 19 LLLP, (Ardmore Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-006)
- f. Ave 55 19 LLLP, (Avalon Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-007)
- g. 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 26-008)
- h. 516 Harvard LLLP, (Harvard Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-009)
- i. 5200 Hollywood LLLP, (Hollywood Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-010)
- j. 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 26-011)
- k. 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 26-012)

- l. 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 26-013)
 - m. 5406 Lexington LLLP, (Lexington Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-014)
 - n. Manhattan 20 LLLP, (Manhattan I & II Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-015)
 - o. 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 26-016)
 - p. 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 26-017)
 - q. 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 26-018)
 - r. Monte Vista 19 LLLP, (Monte Vista Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-019)
 - s. 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 26-020)
 - t. Highland 19 LLLP, (Parkview Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-021)
 - u. 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 26-022)
 - v. 132 Westmoreland LLLP, (Westmoreland Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-023)
- 6. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2023-4 (Jurupa Area Recreation and Park District – Emerald Ridge). (Ordinance 25-19)
 - 7. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-17 (City of Manteca – Hat Ranch). (Ordinance 25-20)
 - 8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-18 (County of Sacramento – Murieta Hills). (Ordinance 25-21)

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. The Foundry Porterville, LP, (The Foundry Porterville Apartments), City of Porterville, County of Tulare; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-024)
 - b. Samuelian Group, LLC, or an affiliate, (Roscoe Apartments), City of Los Angeles, County of Los Angeles; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-025)
 - c. Campbell Church Affordable, L.P., (Campbell Church Affordable Apartments), City of Campbell, County of Santa Clara; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-026)
 - d. Tupelo LP, (Tupelo Family Apartments), City of Woodland, County of Yolo; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-027)
 - e. Geneva Cho, LLC, or an affiliate, (Geneva Apartments), City of Los Angeles, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-028)
- 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. Monterey Peninsula Airport District, (Monterey Airport Terminal Project), Monterey Peninsula Airport District, County of Monterey, issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-029)
 - b. 136 River Apartments Investors, L.P., a California limited partnership, (136 River Apartments), City of Santa Cruz, County of Santa Cruz; issue or reissue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-030)

- c. Villa Verde I, L.P., a California limited partnership, (Villa Verde Apartments), City of Coachella, County of Riverside; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-031)
 - d. Rancho Sierra I, LP, a California limited partnership, (Rancho Sierra Senior Apartments), Unincorporated Ventura County; issue up to \$25,748,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-032)
 - e. El Camino PA, L.P., a California limited partnership, (El Camino Real Multifamily Apartments), City of Palo Alto, County of Santa Clara; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-033)
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. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area; Lennar Homes of California, LLC. (Resolution 26-034)
 - b. California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge); Fieldstone Communities, LLC. (Resolution 26-035)
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. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area; incur up to \$25,600,000 of indebtedness; Lennar Homes of California, LLC. (Resolution 26-036)
 - b. California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge); incur up to \$5,400,000 of indebtedness; Fieldstone Communities, LLC. (Resolution 26-037)

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 3-page agenda was posted at _____ on _____, 2026 at _____.
Signed _____.



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

Regular Meeting Agenda

Friday, January 9, 2026 @ 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.

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