



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, January 30, 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 26-038):
 - a. Post Bentley Parke, LP, (Bentley Parke Apartments), City of Santa Ana, County of Orange; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - b. MG Del Norte Place Apartments, L.P., (Del Norte Place Apartments), City of El Cerrito, County of Contra Costa; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - c. Post Colonnade Apartments LP, (The Colonnade 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. St. Anton Highland, LP, (Highlands Point Apartments), City of San Ramon, County of Contra Costa; 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. Ackerfield 2 LP, (The Hive Apartments), City of Long Beach, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-039)
 - b. 3 SIOF 1451 W MLK BLVD, LP, (1451 W MLK BLVD Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-040)
 - c. SIOF 4252 Whittier Blvd, LP, (4256 Whittier Blvd Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-041)
 - d. 2 SIOF 225 E 25th St, LP, (225 W 25th Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-042)
 - e. 6 SIOF 9416 FIRTH, LP, (9422 Firth Avenue Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-043)
 - f. SIOF 9 Properties, LP, (4008 Martin Luther King Blvd Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-044)
6. Approve Bronze Sponsorship for the Black Developers Forum.

Regular Agenda:

7. Authorize the issuance and sale of up to \$450,000,000 in senior and subordinate municipal certificates by the California Municipal Finance Authority, relating to multifamily housing mortgage revenue bonds previously issued for rental housing facilities in the cities of Burlingame, Chico, Gardena, Gilroy, Imperial, Los Angeles, Morgan Hill, Palm Deset, Panorama City, Pasadena, Rocklin, San Jose, Santa Ana, Santa Clara, South San Francisco, Spring Valley, Torrance and other California cities, and in the counties of Butte, Imperial, Los Angeles, Orange, Placer, Riverside, San Diego, San Mateo, Santa Clara, and other California counties; the execution and delivery of related documents; and related actions. (Resolution 26-045)
8. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Main LLC, (1200 Main Apartments), City of Santa Ana, County of Orange; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-046)
 - b. Golden Age Village Walnut, LLC, (Golden Age Village-Walnut Apartments), City of Walnut, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-047)
 - c. 679 Harvard Housing, LLC, (679 Harvard Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-048)
 - d. Park Lane Homes, L.P., (Park Lane Homes Apartments), City of Desert Hot Springs, County of Riverside; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-049)
 - e. FLT Equity, LLC, or an affiliate, (Flats at Palm Springs Apartments), City of Palm Springs, County of Riverside; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-050)
 - f. 975 Manhattan LLC, or an affiliate, (975 Manhattan Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-051)
 - g. 14318 Dickens LP, (14318 Dickens Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-052)
 - h. 11848 Venice LP, (11848 Venice Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-053)
 - i. Vacaville RHF Partners, LP, (Vacaville Autumn Leaves Apartments), City of Vacaville, County of Solano; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-054)
 - j. Fremont Plaza 741, L.P., (Centerville Plaza Apartments Phase II), City of Fremont, County of Alameda; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-055)
 - k. Discovery Bay 732 L.P., (Harbor Pointe at Discovery Bay Apartments), Census-Designated Place of Discovery Bay, County of Contra Costa; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-056)
 - l. SLT 5100 HUNTINGTON DR. LP, (Huntington & Portola Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-057)
 - m. SLT 3501 CRENSHAW BLVD, LP, (35th & Crenshaw Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-058)
 - n. SLT 110 IMPERIAL HWY, LP, (Imperial & Main Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-059)
 - o. West Fifth Street Housing Partners LP, (5th & Meridian Apartments), City of San Bernardino, County of San Bernardino; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-060)
 - p. CRP Driftwood Flats LP, (Driftwood Flats Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-061)
 - q. 10810 Woodley LP, (10810 Woodley Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-062)
 - r. Morris Village, L.P., (Morris Village Apartments), City of Modesto, County of Stanislaus; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-063)
 - s. Rolling Hills III, L.P., (Rolling Hills III Apartments), Census-Designated Place of Templeton, County of San Luis Obispo; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-064)
 - t. Bella Sands, LP, (Bella Vista Apartments), City of El Cajon, County of San Diego; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-065)
 - u. 1318 4th Street LP, (1318 4th Street Apartments), City of Santa Monica, County of Los Angeles; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-066)
 - v. Corning Pacific Associates II, LP, (Salado Orchards Apartments II), City of Corning, County of Tehama; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-067)

- w. Huntington Beach Pacific Associates II, LP, (Beachtown Apartments), City of Huntington Beach, County of Orange; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-068)
- x. Huntington Beach Pacific Associates, LP, (Yorktown Place Apartments), City of Huntington Beach, County of Orange; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-069)
- y. Visalia Caldwell Associates, LP, (Caldwell Apartments), City of Visalia, County of Tulare; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-070)
- z. Livermore Pacific Associates, LP, (Collier Canyon Road Apartments), City of Livermore, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-071)
- aa. MP Capital Station Associates I. L.P., (VTA Capitol Station Apartments), City of Capitola, County of Santa Cruz; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-072)
- bb. Maison's Sierra Phase 2B, LP, (Maison's Sierra Phase 2B Apartments), City of Lancaster, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-073)
- cc. MP Rail Trail Associates L.P., (Capitola Manor Apartments), City of Capitola, County of Santa Cruz; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-074)
- dd. SCPH, LP, (Santa Clara Apartments), City of Santa Clara, County of Santa Clara; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-075)
- ee. 2K Colorado, LP, (2K Colorado Apartments), City of Pasadena, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-076)
- ff. East Walnut, LP, (East Walnut Apartments), City of Pasadena, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-077)
- gg. CRP Promenade LP, (Promenade Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-078)
- hh. CRP Wall LP, (430 West Wall Apartments), City of Imperial, County of Imperial; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-079)
- ii. CHISPA Kip Drive, L.P., (St. George Senior Apartments), City of Salinas, County of Monterey; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-080)
- jj. Monterey Ave Community Partners, LP, (Monterey Avenue Apartments), Census-Designated Place of Soquel, County of Santa Cruz; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-081)
- kk. CSH Brommer LP, (CSH Brommer Housing Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-082)
- ll. CSH San Pablo LP, (CSH San Pablo Housing Apartments), City of Berkeley, County of Alameda; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-083)
- mm. NCRC Euclid Senior Apartments LP, (Euclid & Heil Senior Apartments), City of Fountain Valley, County of Orange; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-084)
- nn. Samuelian Group, LLC, or an affiliate, (Valleris on Ventura Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-085)
- oo. Cleveland Commons, LP, (Cleveland Commons Apartments), City of Campbell, County of Santa Clara; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-086)
- pp. Hart District Properties, LLC, or an affiliate, (948 Palm Apartments), City of Los Angeles, County of Los Angeles; issue up to \$12,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-087)
- qq. San Jose North Capitol Avenue LP, (1207 N Capitol Housing Apartments), City of San Jose, County of Santa Clara; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-088)
- rr. McKinleyville Weirup Lane LP, (We Are Up Apartments), Census-Designated Place of McKinleyville, County of Humboldt; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-089)
- ss. 951 Old County LP, (The Ridge on Masonic Apartments), City of Belmont, County of San Mateo; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-090)
- tt. 1301 S. Foothill Blvd., L.P., (Baumgardner Ranch Homes Apartments), City of Cloverdale, County of Sonoma; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-091)
- uu. Rye Investment Group, LP (Rye Senior Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-092)

9. 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. 34SP Development LP, a California limited partnership, (34th & San Pablo Family Housing Project), City of Oakland, County of Alameda, issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-093)
 - b. Fallbrook Senior Apartments LP, a California limited partnership, (Brookview Senior Villas Apartments), Census-Designated Place of Fallbrook, County of San Diego; issue or reissue up to \$29,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-094)
 - c. Boone 534, LLC, a California limited liability company, (Hancock Terrace Apartments), City of Coachella, County of Riverside; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-095)
 - d. Holtville Senior Associates, LP, a California limited partnership, (Sunset Rose Senior Apartments), City of Holtville, Imperial County; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-096)
 - e. (Serra Catholic Grammar School), City of Rancho Santa Margarita, County of Orange; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-097)
 - f. AMCAL Linden Fund, L.P., a California limited partnership, (Linden Apartments), City of Long Beach, Los Angeles County; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-098)
 - g. Clark Road Apartments, LP, a California limited partnership, (Clark Road Apartments), City of Paradise, Butte County; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-099)
10. 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. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area; D.R. Horton Bay, Inc. (Resolution 26-100)
11. 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. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area; incur up to \$19,600,000 of indebtedness; D.R. Horton Bay, Inc. (Resolution 26-101)
12. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Riverbank 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. 2025-19 (City of Riverbank – Heritage II & Grasslands II).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-19 (City of Riverbank – Heritage II & Grasslands II). (Resolution 26-102)
 - c. Approve Resolution determining necessity to incur up to \$3,000,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-19 (City of Riverbank – Heritage II & Grasslands II). (Resolution 26-103)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-19 (City of Riverbank – Heritage II & Grasslands II). (Resolution 26-104)
 - 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. 2025-19 (City of Riverbank – Heritage II & Grasslands II). (Resolution 26-105)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-19 (City of Riverbank – Heritage II & Grasslands II). (Ordinance 26-01)

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



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

Regular Meeting Agenda

Friday, January 30, 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.

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 _____, 2026 at _____ . Signed _____.