



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, February 20, 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 26-106):
 - a. LACDA Housing, LP, or an affiliate thereof, (Fernwood Apartments), City of Lynwood, County of Los Angeles; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - b. LACDA Housing, LP, or an affiliate thereof, (Alhambra, Orizaba & Richfield Apartments), City of Paramount, County of Los Angeles; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - c. LACDA Housing, LP, or an affiliate thereof, (Johnson Apartments), City of Compton, County of Los Angeles; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - d. Kairos Investment Management & Pacific Housing, Inc., or an affiliate thereof, (The Mark Apartments), City of Hayward, County of Alameda; 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. St. Anton Highlands LP, (Highlands Point Apartments), City of San Ramon, County of Contra Costa; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-107)
 - b. SM La Vista Owner, LP (La Vista Apartments), City of Santa Maria, County of Santa Barbara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-108)
 - c. 1723 Corinth, LP, (1723 Corinth Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-109)
 - d. 3851 Delmas, LP, (3751 Delmas Terrace Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-110)
 - e. Post Bentley Parke, LP (Bentley Parke Apartments), City of Santa Ana, County of Orange; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-111)
6. Waiver of Second Reading and Adoption 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)
7. Approve Sponsorship of the North State BIA Membership Directory.

Regular Agenda:

8. Authorize the issuance and sale of up to \$150,000,000 in taxable affordable housing certificates and the issuance and sale of up to \$150,000,000 taxable affordable housing revenue bonds by the California Municipal Finance Authority, relating to multifamily housing projects of SoLa Impact Opportunity Zone Fund, LP, or affiliates thereof, located in the City of Los Angeles, County of Los Angeles; the execution and delivery of related documents; and related actions. (Resolution 26-112)
9. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. MID Construction Group, or an affiliate, (2323 James M Wood Blvd Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-113)
 - b. 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 26-114)
 - c. 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 26-115)
 - d. 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 26-116)
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. Coral Blossom Apartments LP, a California limited partnership, (Coral Blossom Apartments), City of Elk Grove, County of Sacramento; issue or reissue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-117)
 - b. Mirka 3481 Vista Lane Family LP, a California limited partnership, (Vista Lane Family Homes 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 26-118)
 - c. Republic Services, Inc, (Republic Services, Inc. Project), Counties of Alameda, Sonoma, Imperial, San Joaquin, Contra Costa, San Mateo, San Diego, and Santa Clara, and other locations where Republic Services, Inc. and its affiliates have operations; issue up to \$100,000,000 in tax-exempt revenue bonds. (Resolution 26-119)
 - d. AH 2657 Budlong LLC, a California limited liability company, (2657 Budlong Ave Apartments), City of Los Angeles, County of Los Angeles; issue up to 18,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-120)
 - e. 21010 Vanowen, LP, a California limited partnership, (21010 Vanowen Street Apartments), City of Los Angeles, County of Los Angeles; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-121)
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. 2026-1 (County of Placer – PVSP Property 2) Improvement Area No. 1 and Improvement Area No. 2; Woodside Homes. (Resolution 26-122)
 - b. California Municipal Finance Authority Community Facilities District No. 2026-5 (City of Tustin – Compass at Red Hill); Meritage Homes. (Resolution 26-123)
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. 2026-1 (County of Placer – PVSP Property 2) Improvement Area No. 1 and Improvement Area No. 2; incur up to \$116,500,000 (\$55,100,000 for Improvement Area No. 1 and \$61,400,000 for Improvement Area No. 2) of indebtedness; Woodside Homes. (Resolution 26-124)
 - b. California Municipal Finance Authority Community Facilities District No. 2026-5 (City of Tustin – Compass at Red Hill); incur up to \$8,470,000 of indebtedness; Meritage Homes. (Resolution 26-125)

13. 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. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-126)
 - c. Approve Resolution determining necessity to incur up to \$25,600,000 (\$16,800,000 for Improvement Area No. 1 and \$8,800,000 for Future Annexation Area) of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-127)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-128)
 - 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. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-129)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-13 (County of Sacramento – Murphy Oxform) Improvement Area No. 1 and Future Annexation Area. (Ordinance 26-02)

14. 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. 2026-3 (County of Sacramento – Blossom Ridge).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge). (Resolution 26-130)
 - c. Approve Resolution determining necessity to incur up to \$5,400,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge). (Resolution 26-131)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge). (Resolution 26-132)
 - 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. 2026-3 (County of Sacramento – Blossom Ridge). (Resolution 26-133)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge). (Ordinance 26-03)

15. Approve the FY 2025 audit and authorize the Audit Subcommittee to make future changes, as needed.

C. CLOSED SESSION

16. 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)

D. INFORMATIONAL ITEMS FOR THE CMFA

17. Treasurer’s Report.

18. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. FPPC Statement of Economic Interest

19. 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 4-page agenda was posted at _____ on _____, 2026 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, February 20, 2026 @ 11:00 a.m.

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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. INFORMATIONAL ITEMS FOR EACH AGENCY

4. Treasurer's Report.
5. Administrative Issues.
 - a. Executive Director Report.
6. Adjournment.

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

Regular Meeting Agenda

Friday, February 20, 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. Treasurer’s Report.
6. Administrative Issues.
 - a. Executive Director Report.
7. Adjournment.

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