



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, March 13, 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 26-134):
 - a. N31GP LP, or an affiliate thereof, (12342 Osborne Place 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.
 - b. TAP BFR ACQUISITIONS, LLC, or an affiliate thereof, (220 Humboldt Ct. Apartments), City of Sunnyvale, County of Santa Clara; approve an application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
 - c. AH 1408 Jefferson LP, or an affiliate thereof, (1408 Jefferson 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.
5. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. 6942 Baird LP, (Baird Affordable Housing Apartments), City of Los Angeles, County of Los Angeles; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-135)
6. Authorize a Resolution Authorizing an Amended and Restated Regulatory Agreement and a New Regulatory Agreement Related to the Financing of Drake Avenue Apartments and Shoreline Apartments, Unincorporated Area of Marin County and Mill Valley, County of Marin. (Resolution 26-136)
7. Waiver of Second Reading and Adoption 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)
8. Waiver of Second Reading and Adoption of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge). (Ordinance 26-03)
9. Approve Sponsorship of The CVHC Annual Giving Program

Regular Agenda:

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

- a. 11021 W. Pico Preservation LLC, or an affiliate thereof, (11001 W. Pico Blvd Apartments), City of Los Angeles, County of Los Angeles; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-137)
 - b. Orcem California Inc., City of Los Angeles, County of Los Angeles; issue up to \$250,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-138)
 - c. TAP BFR ACQUISITIONS, LLC, or an affiliate thereof, (Palmdale Townhome Project), City of Palmdale, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-139)
 - d. TAP BFR ACQUISITIONS, LLC, or an affiliate thereof, (220 Humboldt Ct Apartments), City of Sunnyvale, County of Santa Clara; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-140)
11. 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. Elowen Oak LP, a California limited partnership, (Elowen Oak Apartments), Town of Windsor, County of Sonoma; issue or reissue up to \$32,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-141)
 - b. PRG – Potrero Properties LLC, (Potrero Yard Modernization Project), City and County of San Francisco; issue up to \$900,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-142)
12. 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. 2026-6 (City of Riverbank – River’s Edge); LGI Homes - California, LLC. (Resolution 26-143)
 - b. California Municipal Finance Authority Community Facilities District No. 2026-8 (City of Victorville – Onyx Vistas); Legacy Homes. (Resolution 26-144)
 - c. California Municipal Finance Authority Community Facilities District No. 2026-9 (City of San Bruno – Highland Ridge); City Ventures Homebuilding, LLC. (Resolution 26-145)
13. 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. 2026-6 (City of Riverbank – River’s Edge); incur up to \$2,800,000 of indebtedness; LGI Homes - California, LLC. (Resolution 26-146)
 - b. California Municipal Finance Authority Community Facilities District No. 2026-8 (City of Victorville – Onyx Vistas); Legacy Homes; incur up to \$6,880,000 of indebtedness; Legacy Homes. (Resolution 26-147)
 - c. California Municipal Finance Authority Community Facilities District No. 2026-9 (City of San Bruno – Highland Ridge); incur up to \$5,400,000 of indebtedness; City Ventures Homebuilding, LLC. (Resolution 26-148)
14. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Modesto 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. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-149)
 - c. Approve Resolution determining necessity to incur up to \$19,600,000 (\$5,600,000 for Improvement Area No. 1 and \$14,000,000 for Future Annexation Area) of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-150)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-151)
 - 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. 2026-4 (City

of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Resolution 26-152)

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-4 (City of Modesto – The Crossings) Improvement Area No. 1 and Future Annexation Area. (Ordinance 26-04)

C. INFORMATIONAL ITEMS FOR THE CMFA

- 15. 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

- 16. 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 _____.



**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, March 13, 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. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY

4. Orcem California Inc., City of Los Angeles, County of Los Angeles; declaration of official intent to issue up to \$250,000,000 in tax-exempt and/or taxable revenue bonds and reimburse project costs. (Resolution 26-01)

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Administrative Issues.

- a. Executive Director Report
- b. Transaction Update
- c. Legal Update

6. Adjournment.

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

Regular Meeting Agenda

Friday, March 13, 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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