



# CALIFORNIA MUNICIPAL FINANCE AUTHORITY

## Regular Meeting Agenda

Friday, March 27, 2026 @ 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. ACTION ITEMS FOR THE CMFA

#### Consent:

4. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grants. (Resolution 26-153):
  - a. Tailwind Investment Group, or an affiliate thereof, (Bent Tree Apartments), Census-designated place of Foothill Farms, 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. RFC VDS L.P., FSA VDS L.P., CEDAR BATTLES L.P. and CEDAR VALLEY L.P., (Villa Del Sol Senior Apartments), City of Santa Maria, County of Santa Barbara; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-154)
6. Waiver of Second Reading and Adoption 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)
7. Approve Sponsorship of the SCANPH Annual Conference.

#### Regular Agenda:

8. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
  - a. Florence Apartments Corporation, or an affiliate thereof, (9922 Figueroa Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-155)
  - b. Florence Apartments Corporation, or an affiliate thereof, (2229 Venice Apartments), City of Los Angeles, County of Los Angeles; issue up to \$12,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-156)
  - c. North Berkeley BRIDGE Phase 1, LP, (North Berkeley BRIDGE Phase 1 Apartments), City of Berkeley, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-157)
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. PSII Rehab, LP, a California limited partnership, (Paseo Senter II Rehab Apartments), City of San Jose, County of Santa Clara; issue or reissue up to \$32,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-158)
  - b. Berryessa Family Affordable, LP, a California limited partnership, (Berryessa Family Apartments), City of San Jose, County of Santa Clara; issue up to \$200,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-159)
  - c. 707 by Vintage, LP, a California limited partnership, (707 by Vintage Apartments), City of San Diego, County of San Diego; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-160)
  - d. Golden Gate Village Phase 1, L.P., a California limited partnership, (Golden Gate Village Phase 1 Apartments), Sausalito, Unincorporated County of Marin; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-161)
  - e. Clay Lacy Aviation, Inc. and/or Clay Lacy Santa Ana, LLC, (Clay Lacy Aviation Facilities – John Wayne Airport, Orange County Project), City of Costa Mesa, County of Orange; issue up to \$120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-162)
  - f. Soquel Pacific Associates, LP, a California limited partnership, (41<sup>st</sup> & Soquel Apartments), unincorporated area of Soquel, County of Santa Cruz; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-163)
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. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17); West Coast Homebuilders, Inc., a California Corporation. (Resolution 26-164)
  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. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17); incur up to \$26,600,000 of indebtedness; West Coast Homebuilders, Inc., a California Corporation. (Resolution 26-165)
  12. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of Placer 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. 2026-1 (County of Placer – PVSP Property 2) Improvement Area No. 1 and Improvement Area No. 2.
    - b. Approve Resolution forming 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. (Resolution 26-166)
    - c. Approve Resolution determining necessity to 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 in and for 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. (Resolution 26-167)
    - d. Approve Resolution calling a special election in and for 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. (Resolution 26-168)
    - 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. 2026-1 (County of Placer – PVSP Property 2) Improvement Area No. 1 and Improvement Area No. 2. (Resolution 26-169)
    - g. Introduction and Waiving First Reading of Ordinance levying special taxes within 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. (Ordinance 26-05)
  13. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Tustin 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. 2026-5 (City of Tustin – Compass at Red Hill).
  - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-5 (City of Tustin – Compass at Red Hill). (Resolution 26-170)
  - c. Approve Resolution determining necessity to incur up to \$8,470,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-5 (City of Tustin – Compass at Red Hill). (Resolution 26-171)
  - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-5 (City of Tustin – Compass at Red Hill). (Resolution 26-172)
  - 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. 2026-5 (City of Tustin – Compass at Red Hill). (Resolution 26-173)
  - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-5 (City of Tustin – Compass at Red Hill). (Ordinance 26-06)
14. Resolution amending Resolution 25-559 adopted on December 12, 2025 for AMDA Inc., City of Los Angeles, County of Los Angeles, to revise the terms for the release of real property and redemption of bonds and related provisions of documents authorized for execution therein. (Resolution 26-174)

**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](mailto: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, March 27, 2026 @ 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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