

12. Approve Sponsorship for BETA 2026-Builder Expo with Trades & Associates.

Regular Agenda:

13. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Lado Del Rio 2026 LP, (Lado Del Rio Apartments), City of Hollister, County of San Benito; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-2230)
 - b. Vanden Cove Housing, LP, (Vanden Cove Apartments), City of Vacaville, County of Solano; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-231)
 - c. Berkeley Senior Recap, L.P., (Berkeley Senior Recap Apartments), City of Berkeley, County of Alameda; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-232)
 - d. Sugar Pine Phase 2B Housing Partners, L.P., (Sugar Pine Village Phase 2B Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-233)
 - e. JKL Building A Housing Partners, LP, (430 Broadway Building A Apartments), City of Oakland, County of Alameda; issue up to \$22,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-234)
 - f. Community HousingWorks, or an affiliate thereof, (3374 E. Shields Apartments), City of Fresno, County of Fresno; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-235)
 - g. Linc 3590, LP, (3590 Elm Apartments), City of Long Beach, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-236)
 - h. Hillcrest Wildflower, LP, (Antioch Wildflower Apartments), City of Antioch, County of Contra Costa; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-237)
 - i. Chatham Preservation, LP, (Chatham Village Apartments), City of Tustin, County of Orange; issue up to \$110,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-238)
 - j. SLT 6100 Main, LP, (61st & Main Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-239)
 - k. Chestnut Linden Affordable, LP, (Chestnut Linden Apartments), City of Oakland, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-240)
 - l. 1928 Federal LP, (1928 Federal Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-241)
 - m. Rocklin Pacific Associates, LP, (Sierra Wilds Apartments), City of Rocklin, County of Placer; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-242)
 - n. Palm Springs Pacific Associates, LP, (San Rafael Apartments), City of Palm Springs, County of Riverside; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-243)
 - o. Manteca Pacific Associates, LP, (Airport Way Apartments), City of Manteca, County of San Joaquin; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-244)
 - p. La Quinta Pacific Associates, LP, (Vista Coralina Apartments), City of La Quinta, County of Riverside; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-245)
 - q. Fremont Capital Associates, LP, (Capital Apartments), City of Fremont, County of Alameda; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-246)
 - r. USA Properties Fund, Inc., (Rancho Mirage Apartments), City of Rancho Mirage, County of Riverside; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-247)
 - s. HK Community Partners, LP, (Hollywood Knickerbocker Apartments), City of Los Angeles, County of Los Angeles; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-248)
 - t. Rise CDRS, LP, (CDRS Family Housing Apartments), City of San Diego, County of San Diego; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-249)
 - u. Terrex Development Corporation, or an affiliate thereof, (National City Park Apartments C2), City of National City, County of San Diego; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-250)
 - v. MP Metro Associates LP, (Watsonville Metro Apartments), City of Watsonville, County of Santa Cruz; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-251)
 - w. Cloud The Alameda, LP, (Cloud The Alameda Apartments), City of San Jose, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-252)
 - x. Liora Owner LP, (The Liora Apartments), City of Rancho Cordova, County of Sacramento; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-253)
 - y. 11043 Hartsook, LP, (Hartsook Apartments), City of Los Angeles, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-254)
 - z. VHB Casa de Bella, L.P., (Casa de Bella Apartments), Census Designated Place of Delhi, County of Merced; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-255)

- aa. Golden Gate Village Phase II, L.P., (Golden Gate Village Phase II Apartments), Census Designated Place of Marin City, County of Marin; issue up to \$160,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-256)
 - bb. West Sacramento Gateway, LP, (MOSA @ Gateway Apartments), City of West Sacramento, County of Yolo; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-257)
 - cc. Salinas Parcel B Family Housing, LP, (Salinas Parcel B Family Apartments), City of Salinas, County of Monterey; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-258)
 - dd. River Oaks Village Investors, L.P., (211 River Oaks Apartments), City of San Jose, County of Santa Clara; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-259)
 - ee. Mercy Housing California 118, L.P., (Pleasant Grove Apartments – Phase II), City of Roseville, County of Placer; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-2560)
 - ff. 8811 Reading LP, (8811 Reading Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-261)
 - gg. 5642 Riverton LP, (5642 Riverton Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-262)
 - hh. Greenwood, LP, (Greenwood Colorado Apartments), City of Pasadena, County of Los Angeles; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-263)
 - ii. 1755 Logan LP, (La Entrada Apartments), City of San Diego, County of San Diego; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-264)
14. 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. 3720 E. Ventura Ave., L.P., a California limited partnership, (Ventura Family Apartments), City of Fresno, County of Fresno; issue or reissue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-265)
 - b. Rocklin Sierra 703, L.P., a California limited partnership, (The Steven Apartments), City of Rocklin, County of Placer; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-266)
 - c. RP Baler Place LP, a California limited partnership, (Baler Place Apartments), Unincorporated County of San Benito; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-267)
 - d. Tustin 738, L.P., a California limited partnership, (USA Tustin Legacy – Building 5&6 Apartments), City of Tustin, County of Orange; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-268)
 - e. Fremont 731, L.P., a California limited partnership, (Centerville Plaza Apartments), City of Fremont, County of Alameda; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-269)
 - f. San Jose Trimble Associates, LP, a California limited partnership, (Trimble Apartments), City of San Jose, County of Santa Clara; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-270)
 - g. FH Kings Garden LIHTC LP, a California limited partnership, (Kings Garden Apartments), City of Hanford, County of Kings; issue up to \$48,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-271)
 - h. Haley Hillside Housing Associates, LP, a California limited partnership, (Haley Ranch Estates & Hillside Village Apartments), City of Poway, County of San Diego; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-272)
 - i. Park View Terrace Housing Associates, LP, a California limited partnership, (Park View Terrace II Apartments), City of Poway, County of San Diego; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-273)
 - j. Eden Palms, L.P., a California limited partnership, (Eden Palms Apartments), City of San Jose, County of Santa Clara; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-274)
 - k. Cypress Place at Garden City II, L.P., a California limited partnership, (Cypress Place at Garden City Phase II Apartments), City of Oxnard, County of Ventura; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-275)
 - l. San Ysidro Pacific Associates, LP, a California limited partnership, (Trolley Stop Apartments), City of San Diego, County of San Diego; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-276)
 - m. Plummer Village Apartments LP, a California limited partnership, (Plummer Village Apartments), City of Los Angeles, County of Los Angeles; issue up to \$15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-277)

- n. Penn Valley Pacific Associates II, a California limited partnership, (Lone Oak Senior Apartments II), Census-Designated Place of Penn Valley, County of Nevada; issue up to \$10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-278)
 - o. Rancho Cordova Owner, LP, a California limited partnership, (Asteria Flats Apartments), City of Rancho Cordova, County of Sacramento; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-279)
 - p. Colorado Crest LP, a California limited partnership, (Colorado Crest Apartments), City of Pasadena, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-280)
 - q. 525 Water Street LP, a California limited partnership, (The Tides Apartments), City of Santa Cruz, County of Santa Cruz; issue up to \$80,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-281)
 - r. Fox Recap, L.P., a California limited partnership, (Fox Courts Apartments), City of Oakland, County of Alameda; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-282)
 - s. Verner 6430, LLC, a California limited partnership, (Copper Creek Apartments), Unincorporated County of Sacramento; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-283)
 - t. Thornton Affordable Housing, L.P., (Thornton & Post), City of Fremont, County of Alameda; issue up to \$73,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-284)
15. 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. 2026-11 (City of Lancaster – Desert Vista) Improvement Area No. 1 and Future Annexation Area; K. Hovnanian Communities, Inc. (Resolution 26-285)
 - b. California Municipal Finance Authority Community Facilities District No. 2026-13 (City of Roseville – Roseville Lofts); C&P Development LLC. (Resolution 26-286)
 - c. California Municipal Finance Authority Community Facilities District No. 2026-16 (City of Roseville – FD-21); Lennar Homes of California, Inc. (Resolution 26-287)
 - d. California Municipal Finance Authority Community Facilities District No. 2026-17 (City of Rocklin – Quarry Row); KB Home. (Resolution 26-288)
 - e. California Municipal Finance Authority Community Facilities District No. 2026-18 (City of Sebastopol – Canopy); City Ventures Homebuilding, LLC. (Resolution 26-289)
16. 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. 2026-11 (City of Lancaster – Desert Vista) Improvement Area No. 1 and Future Annexation Area; incur up to \$5,900,000 (\$4,100,000 for Improvement Area No. 1 and \$1,800,000 for Future Annexation Area) of indebtedness; K. Hovnanian Communities, Inc. (Resolution 26-290)
 - b. California Municipal Finance Authority Community Facilities District No. 2026-13 (City of Roseville – Roseville Lofts); incur up to \$2,000,000 of indebtedness; C&P Development LLC. (Resolution 26-291)
 - c. California Municipal Finance Authority Community Facilities District No. 2026-16 (City of Roseville – FD-21); incur up to \$22,600,000 of indebtedness; Lennar Homes of California, Inc. (Resolution 26-292)
 - d. California Municipal Finance Authority Community Facilities District No. 2026-17 (City of Rocklin – Quarry Row); incur up to \$6,400,000 of indebtedness; KB Home. (Resolution 26-293)
 - e. California Municipal Finance Authority Community Facilities District No. 2026-18 (City of Sebastopol – Canopy); incur up to \$7,100,000 of indebtedness; City Ventures Homebuilding, LLC. (Resolution 26-294)
17. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Pittsburg 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. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Resolution 26-295)

- c. Approve Resolution determining necessity to incur up to \$26,600,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Resolution 26-296)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Resolution 26-297)
 - 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. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Resolution 26-298)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-7 (City of Pittsburg – Siena at San Marco Units 16 & 17). (Ordinance 26-10)
18. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2026A) in an amount not to exceed \$15,155,000, and related issuance and purchase of special tax bonds issued for and on behalf of Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-4 (City of Vacaville – 700 PARC on Main) in an amount not to exceed \$3,370,000, and Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-8 (CCWD – Town Square at Copper Valley) in an amount not to exceed \$2,690,000, and Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2025-11 (County of Yuba – Wheeler Ranch Phase II) in an amount not to exceed \$3,005,000, and California Municipal Finance Authority Community Facilities District No. 2025-15 (City of Escondido – Rosegate) in an amount not to exceed \$1,750,000, and California Municipal Finance Authority Community Facilities District No. 2025-19 (City of Riverbank – Heritage II & Grasslands II) in an amount not to exceed \$1,700,000, and California Municipal Finance Authority Community Facilities District No. 2026-3 (County of Sacramento – Blossom Ridge) in an amount not to exceed \$2,640,000 and approving related agreements and actions. (Resolution 26-299)
19. Approve audit engagement for the FY 2026 audit.

C. INFORMATIONAL ITEMS FOR THE CMFA

20. Administrative Issues.
- a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
21. 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 _____.



**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, May 8, 2026 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805

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 EACH AGENCY

4. Approve Audit Engagement for the FY 2026 Audit.

C. INFORMATIONAL ITEMS FOR EACH AGENCY

5. Adjournment.

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

Regular Meeting Agenda

Friday, May 8, 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. Approve Audit Engagement for the FY 2026 Audit.
5. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

6. Administrative Issues.
 - a. Executive Director Report.
7. Adjournment.

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