



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, May 29, 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 26-300):
 - a. 217 Park View LP, or an affiliate thereof, (Park View by Angeleno 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. 603 South Mariposa QOZB, LP, or an affiliate thereof, (603 Mariposa 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. 6801 Embarcadero Lane, LP, a California limited partnership, (Bluwater Crossing Apartments), City of Carlsbad, County of San Diego; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-301)
 - b. PR TIG Cal Place, LP, (California Place Apartments), City of Sacramento, County of Sacramento; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 26-302)
6. Waiver of Second Reading and Adoption 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)
7. Approve \$2,500 Sponsorship for Hollywood Community Housing Pickle with Purpose.
8. Approve Resolution authorizing inducement certificates declaring the CMFA’s intention to incur tax-exempt and/or taxable obligations and other related actions. (Resolution 26-303)
9. Approve Resolution authorizing an Amendment of the Master Pledge and Assignment associated with the Multifamily Housing Rental Facility for Posada De Colores LP (Posada de Colores Apartments), City of Oakland, County of Alameda. (Resolution 26-304)

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. Step Up Housing, a California nonprofit public benefit corporation, (Morningside Creek Apartments), City of Sacramento, County of Sacramento; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-305)
 - b. San Diego Foundation, (Bear Creek Apartments), City of San Diego, County of San Diego; issue up to \$105,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-306)
 - c. IH Cambridge Court Stockton LLC, (Cambridge Court Apartments), City of Stockton, County of San Joaquin; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-307)
 - d. Step Up Housing, or an affiliate thereof, (Terramonte at Foothill Apartments), City of Pomona, County of Los Angeles; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-308)

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. National Community Renaissance of California, or an affiliate thereof, (St. Ambrose Senior Affordable Housing Apartments), City of Claremont, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-309)
 - b. Eden Sereno Village, L.P., a California Limited Partnership (Sereno Village Apartments), City of Vallejo, County of Solano; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-310)
 - c. 9030-9038 Reading LP, a California limited partnership, (9030-9038 Reading Apartments), City of Los Angeles, County of Los Angeles; issue up to \$36,500,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-311)
 - d. Citywide Apartments Preservation, LP, a California limited Partnership, (Citywide Apartments), City of Los Angeles, County of Los Angeles; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-312)
 - e. Santa Maria North Broadway, LP, a California limited partnership, (The Perlman Apartments), City of Santa Maria, County of Santa Barbara; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-313)
 - f. San Pablo Church Lane II LP, a California limited partnership, (Alvarado Gardens Phase II Apartments), City of San Pablo, County of Contra Costa; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-314)
 - g. Bay Point Pacific Associates, LP, a California limited partnership., (Orbisonia Village Apartments), Census-designated place of Bay Point, County of Contra Costa; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-315)
 - h. 12021 Hoffman LP, a California limited partnership, (12021 Hoffman Apartments), City of Los Angeles, County of Los Angeles; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-316)
 - i. CA Circle Family Apartments, LP, (CA Circle Family Apartments), City of Milpitas, County of Santa Clara; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-317)
 - j. Spring Street Family Housing, L.P., (Spring Street Trolley Station Apartments), City of La Mesa, County of San Diego; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-318)
 - k. 39340 Fremont Blvd LP, a California limited partnership, (Canvas Apartments), City of Fremont, County of Alameda; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-319)
 - l. CT Housing Preservation, L.P., a California limited partnership, (City Towers Apartments), City of Oakland, County of Alameda; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-320)
 - m. 11939-11947 Culver LP, a California limited partnership, (11939-11947 Culver Apartments), City of Los Angeles, County of Los Angeles; issue up to \$29,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-321)
 - n. Liberation Park Residences, L.P., a California limited partnership, (Residences at Liberation Park Apartments), City of Oakland, County of Alameda; issue up to \$95,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-322)
 - o. 5655-5657 Lexington LP, (5655-5657 Lexington Apartments), City of Los Angeles, County of Los Angeles; issue up to \$29,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-323)

- p. Plummer Village Apartments LP, a California limited partnership, (Plummer Village Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-324)
 - q. Soquel Pacific Associates, LP, a California limited partnership, (41st & Soquel Apartments), unincorporated area of Soquel, County of Santa Cruz; issue up to \$130,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-325)
 - r. San Ysidro Pacific Associates, LP, a California limited partnership, (Trolley Stop Apartments), City of San Diego, County of San Diego; issue up to \$120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-326)
 - s. 5909 Variel, LP, a California limited partnership, (The Green at Warner Center Apartments), City of Los Angeles, County of Los Angeles; issue up to \$140,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-327)
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. 2026-15 (County of Sacramento – Florin Vineyards I & II); Taylor Morrison of California, LLC, a California Limited Liability Company (Resolution 26-328)
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. 2026-15 (County of Sacramento – Florin Vineyards I & II); incur up to \$24,700,000 of indebtedness; Taylor Morrison of California, LLC, a California Limited Liability Company (Resolution 26-329)
14. Approve Resolution Declaring the CMFA's intention to amend the Rate and Method of Apportionment for California Municipal Finance Authority Community Facilities District No. 2024-5 (City of Escondido – Nutmeg) (Resolution 26-330)
15. Approve Resolution Declaring the CMFA's intention to amend the Rate and Method of Apportionment for Improvement Area No. 1 and Improvement Area No. 5 of California Municipal Finance Authority Community Facilities District No. 2025-11 (County of Yuba – Wheeler Ranch Phase II) (Resolution 26-331)
16. Approve Resolution ordering a Change to the Rate and Method of Apportionment for California Municipal Finance Authority Community Facilities District No. 2021-11 (City of Chula Vista - Otay Ranch Village 8 West) (Resolution 26-332)
17. Approve Resolution authorizing a Boundary Change for Improvement Area No. 1 and Designate it as Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-4 (City of Rocklin – Monument Springs) (Resolution 26-333)
18. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of West 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. 2026-10 (City of West Sacramento – Marshall Road).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-10 (City of West Sacramento – Marshall Road). (Resolution 26-334)
 - 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. 2026-10 (City of West Sacramento – Marshall Road). (Resolution 26-335)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-10 (City of West Sacramento – Marshall Road). (Resolution 26-336)
 - 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. 2026-10 (City of West Sacramento – Marshall Road). (Resolution 26-337)

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-10 (City of West Sacramento – Marshall Road). (Ordinance 26-11)
19. 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. 2026-12 (County of Sacramento – Morvai South) Improvement Area No. 1 and Improvement Area No. 2.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-12 (County of Sacramento – Morvai South) Improvement Area No. 1 and Improvement Area No. 2. (Resolution 26-338)
 - c. Approve Resolution determining necessity to incur up to \$27,800,000 (\$7,300,000 for Improvement Area No. 1 and \$20,500,000 for Improvement Area No. 2) of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-12 (County of Sacramento – Morvai South) Improvement Area No. 1 and Improvement Area No. 2. (Resolution 26-339)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-12 (County of Sacramento – Morvai South) Improvement Area No. 1 and Improvement Area No. 2. (Resolution 26-340)
 - 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. 2026-12 (County of Sacramento – Morvai South) Improvement Area No. 1 and Improvement Area No. 2. (Resolution 26-341)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-12 (County of Sacramento – Morvai South) Improvement Area No. 1 and Improvement Area No. 2. (Ordinance 26-12)
20. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Hanford 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. 2026-14 (City of Hanford – Lunaria) Improvement Area 1 and Future Annexation Area.
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-14 (City of Hanford – Lunaria) Improvement Area 1 and Future Annexation Area. (Resolution 26-342)
 - c. Approve Resolution determining necessity to incur up to \$11,600,000 (\$2,700,000 for Improvement Area 1 and \$8,900,000 for Future Annexation Area) of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-14 (City of Hanford – Lunaria) Improvement Area 1 and Future Annexation Area. (Resolution 26-343)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-14 (City of Hanford – Lunaria) Improvement Area 1 and Future Annexation Area. (Resolution 26-344)
 - 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. 2026-14 (City of Hanford – Lunaria) Improvement Area 1 and Future Annexation Area. (Resolution 26-345)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-14 (City of Hanford – Lunaria) Improvement Area 1 and Future Annexation Area. (Ordinance 26-13)
21. 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. 2026-19 (City of Modesto – Eve at Founders Point).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-19 (City of Modesto – Eve at Founders Point). (Resolution 26-346)

- c. Approve Resolution determining necessity to incur up to \$8,900,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-19 (City of Modesto – Eve at Founders Point). (Resolution 26-347)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-19 (City of Modesto – Eve at Founders Point). (Resolution 26-348)
 - 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. 2026-19 (City of Modesto – Eve at Founders Point). (Resolution 26-349)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-19 (City of Modesto – Eve at Founders Point). (Ordinance 26-14)
22. Approve a revised CMFA Fee Schedule.
- C. INFORMATIONAL ITEMS FOR THE CMFA**
23. Treasurer’s Report
24. Administrative Issues.
- a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
25. 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 29, 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. INFORMATIONAL ITEMS FOR EACH AGENCY

4. Treasurer's Report.
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 _____.



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

Regular Meeting Agenda

Friday, May 29, 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.

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 _____.