CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, October 9, 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. Public Comment.

B. ACTION ITEMS FOR THE CMFA

Consent:

3. Approve Minutes of the meeting(s) of the Board.

4. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approval of grants. (Resolution 26-546):
   a. Logos Logan Legacy Place Franklin, LP, (Logos Logan Legacy Apartments), City of San Diego, County of San Diego; approve an application for a proposed grant up to $10,000 in a Charitable Affordable Housing grant.

5. Approve Sponsorship of the California Housing & Community Development Conference & Expo.

Regular Agenda:

6. Approve a resolution declaring the CMFA's intention to reimburse prior expenditures incurred by the City of Chula Vista for a fire station project from the proceeds of bonds issued for California Municipal Finance Authority Community Facilities District No. 2021-11 (City of Chula Vista – Otay Ranch Village 8 West) and California Municipal Finance Authority Community Facilities District No. 2022-12 (City of Chula Vista – Otay Ranch Village 3, Phase 2). (Resolution 26-547)

7. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
   a. BRIDGE Housing Corporation, or an affiliate, (Summit at Warner Center Apartments), City of Los Angeles, County of Los Angeles; issue up to $375,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-548)

8. 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. 1624 S Hope LP, (New Carver Apartments), City of Los Angeles, County of Los Angeles; issue up to $10,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-549)
   b. 710 Broadway Affordable, LP, (710 Broadway Apartments), City of Santa Monica, County of Los Angeles; issue up to $375,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-550)
   c. HealthCore 3273 Claremont Napa LLC, HealthCore 2470 Hilborn Fairfield LLC, HealthCore 2480 Hilborn Fairfield LLC, HealthCore 2500 Hilborn Fairfield LLC, HealthCore 360 Campus Fairfield LLC, HealthCore 421 Nut Tree Vacaville LLC, HealthCore 1010 Nut Tree Vacaville LLC, HealthCore 1860 Pennsylvania Fairfield LLC, HealthCore 1101 B Gale Wilson Fairfield LLC, HealthCore 4500 Business Center Fairfield LLC, and HealthCore 4520 Business Center Fairfield LLC, (HealthCore NorthBay), Cities of Napa, Fairfield and Vacaville, Counties of Napa and Solano; issue up to $264,600,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-551)

d. 245 Weddell LP, (245 Weddell Apartments), City of Sunnyvale, County of Santa Clara; issue up to $70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-552)
e. Chaparral Place LP, (Chaparral Place Apartments), City of Ojai, County of Ventura; issue up to $30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-553)
f. Cherry Crossing II, L.P., (Cherry Crossing II Apartments), City of Sanger, County of Fresno; issue up to $25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-554)
g. The Rise Block 5 LP, (Block 5 Apartments), City of Cupertino, County of Santa Clara; issue up to $120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-555)
h. Sherman Way Preservation LP, (Sherman Way Biltmore Apartments), City of Los Angeles, County of Los Angeles; issue up to $40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-556)
i. North County Health Project Incorporated, Cities of Oceanside, San Marcos, Moreno Valley and Hemet, Counties of San Diego and Riverside; issue up to $52,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-557)
j. California Baptist University, City of Riverside, County of Riverside; issue up to $125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-558)
k. Lumira Healthcare, Cities of Modesto, Ceres, Livingston and Delhi, Counties of Merced and Stanislaus; issue up to $26,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-559)
l. Fremont 741, L.P., (Centerville Plaza Apartments Phase II), City of Fremont, County of Alameda; issue up to $60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-560)
m. 600 Rosemead, L.P., (Rosemead Family Apartments), City of Pasadena, County of Los Angeles; issue up to $100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-561)
n. 1318 4th Street LP, (1318 4th Street Apartments), City of Santa Monica, County of Los Angeles; issue up to $120,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-562)

9. 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. 2026-22 (City of Norwalk – Keystone); Meritage Homes (Resolution 26-563)
   b. California Municipal Finance Authority Community Facilities District No. 2026-23 (JARPD – Vernola Ranch); Lennar Homes of California, LLC (Resolution 26-564)
   c. California Municipal Finance Authority Community Facilities District No. 2026-25 (City of Lancaster – Jaxson at 70th); KB Home (Resolution 26-565)
   d. California Municipal Finance Authority Community Facilities District No. 2026-28 (County of Sacramento – Kestrel); D.R. Horton (Resolution 26-566)

10. 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. 2026-22 (City of Norwalk – Keystone); incur up to $8,800,000 of indebtedness; Meritage Homes (Resolution 26-567)
   b. California Municipal Finance Authority Community Facilities District No. 2026-23 (JARPD – Vernola Ranch); incur up to $6,300,000 of indebtedness; Lennar Homes of California, LLC (Resolution 26-568)
   c. California Municipal Finance Authority Community Facilities District No. 2026-25 (City of Lancaster – Jaxson at 70th); incur up to $2,800,000 of indebtedness; KB Home (Resolution 26-569)
   d. California Municipal Finance Authority Community Facilities District No. 2026-28 (County of Sacramento – Kestrel); incur up to $6,000,000 of indebtedness; D.R. Horton (Resolution 26-570)

11. Authorize the issuance and sale of special tax bonds (BOLD Series 2026) in an amount not to exceed $14,000,000 for and on behalf of Improvement Area A of California Municipal Finance Authority Community Facilities District No. 2023-11 (City of Hesperia – Silverwood), and approving related agreements and actions. (Resolution 26-571)

C. CLOSED SESSION

12. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (one (1) case).

D. INFORMATIONAL ITEMS FOR THE CMFA

13. Administrative Issues.
    a. Executive Director Report
    b. Membership Update
    c. Marketing Update
    d. Transaction Update
    e. Legislative Update
    f. Legal Update

14. 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 _____.

CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Agenda

Friday, October 9, 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. Public Comment.

B. ACTION ITEMS FOR THE CMFA

3. Authorize the execution and delivery of a first amendment to the loan agreement and the execution and delivery of certain lender consents and other matters in connection with revenue bonds issued to finance facilities for Golden Valley Health Centers, census-designated place of Planada, County of Merced, California. (Resolution 26-572)

C. INFORMATIONAL ITEMS FOR THE CMFA

4. Adjournment.

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This 1-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, October 9, 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 the FY 2026 audit reports and authorize the Audit Subcommittee to make future changes as needed for the following properties:
   a. CMFA Special Finance Agency - Enclave multifamily rental property
   b. CMFA Special Finance Agency - Latitude33 multifamily rental property
   c. CMFA Special Finance Agency - Solana at Grand multifamily rental property
   d. CMFA Special Finance Agency I - The Mix multifamily rental property
   e. CMFA Special Finance Agency VII - The Breakwater multifamily rental property
   f. CMFA Special Finance Agency VIII - Elan Huntington Beach multifamily rental property
   g. CMFA Special Finance Agency XII - Allure multifamily rental property

C. INFORMATIONAL ITEMS FOR EACH AGENCY

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, October 9, 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. Board Member Comments.
   b. Executive Director Report.

6. Adjournment.

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