CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Regular Meeting Agenda

Friday, October 30, 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
_____ 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 26-573):
   a. US Villas, LP, (Diane 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. K3 Holdings or an affiliate thereof, (Solaire 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.
   c. Passo Expo, LP, (Passo Expo 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.
   d. Passo Westwood 2, LP, (Passo Westwood 2 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.
   e. Passo Westwood, LP, (Passo Westwood 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.
   f. Passo Saltair, LP, (Passo Saltair 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. US Villas, LP, (Diane Apartments), City of Los Angeles, County of Los Angeles; grant up to $10,000 in a Charitable Affordable Housing grant. (Resolution 26-574)
   b. Logos Logan Legacy Place Franklin, LP, (Logos Logan Legacy Apartments), City of San Diego, County of San Diego; grant up to $10,000 in a Charitable Affordable Housing grant. (Resolution 26-575)

Regular Agenda:

6. Approve a resolution ordering change to the Rate and Method of Apportionment of Special Tax for reduction of maximum special tax for California Municipal Finance Authority Community Facilities District No. 2023-1 (City of Lancaster – Pacific Agave & Pacific Lily). (Resolution 26-576)

7. 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. Flats on Sunset, LP, (Flats on Sunset Apartments), City of Los Angeles, County of Los Angeles; issue up to $85,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-577)
   b. 710 Broadway Affordable, LP, (710 Broadway Apartments), City of Santa Monica, County of Los Angeles; issue up to $525,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-578)
   c. Lake Park Oakland, L.P., (500 Lake Park Apartments), City of Oakland, County of Alameda; issue up to $40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-579)

d. 285 Development, LP, (285 12th Street Apartments), City of Oakland, County of Alameda; issue up to $50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-580)
e. PSGM3, LLC., (Pacific Steel Group), Unincorporated community of Mojave, County of Kern; issue up to $850,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-581)
f. Mercury Brea LP, (Mercury Senior Apartments), City of Brea, County of Orange; issue up to $45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-582)
g. Lampson Apartments, LP, (Sandy Point Apartments), City of Los Alamitos, County of Orange; issue up to $50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-583)
h. Westwood I Community Partners, LP, (Westwood I Apartments), City of Coalinga, County of Fresno; issue up to $30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-584)
i. Plaza Housing, L.P., (3135 San Pablo Apartments), City of Oakland, County of Alameda; issue up to $25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-585)
j. San Ramon Bella Village, LP, (Bella Village Apartments), City of San Ramon, County of Contra Costa; issue up to $65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-586)
k. Diamond Village Apartments II, LP, (Diamond Village Apartments), City of Placerville, County of El Dorado; issue up to $15,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-587)
l. Avila Ranch, LP, (Sendero Apartments), City of San Luis Obispo, County of San Luis Obispo; issue up to $35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-588)
m. Corning Pacific Associates II, LP, (Salado Orchards Apartments II), City of Corning, County of Tehama; issue up to $20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-589)
n. Richmond Metrowalk Associates, LP, (Metrowalk at Richmond Station Apartments), City of Richmond, County of Contra Costa; issue up to $100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 26-590)

8. 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. 2026-24 (City of West Sacramento – The Crest); Richland Communities (Resolution 26-591)
   b. California Municipal Finance Authority Community Facilities District No. 2026-26 (City of Roseville – Oakleaf Estates); Fieldstone Communities, LLC (Resolution 26-592)
   c. California Municipal Finance Authority Community Facilities District No. 2026-29 (City of Los Banos – Sol at Southpointe); D.R. Horton Bay, Inc. (Resolution 26-593)

9. 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. 2026-24 (City of West Sacramento – The Crest); incur up to $5,800,000 of indebtedness; Richland Communities (Resolution 26-594)
   b. California Municipal Finance Authority Community Facilities District No. 2026-26 (City of Roseville – Oakleaf Estates); incur up to $3,500,000 of indebtedness; Fieldstone Communities, LLC (Resolution 26-595)
   c. California Municipal Finance Authority Community Facilities District No. 2026-29 (City of Los Banos – Sol at Southpointe); incur up to $2,000,000 of indebtedness; D.R. Horton Bay, Inc. (Resolution 26-596)

10. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Lancaster 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. 2026-21 (City of Lancaster – West Lancaster 162).
    b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2026-21 (City of Lancaster – West Lancaster 162). (Resolution 26-597)
    c. Approve Resolution determining necessity to incur up to $5,100,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2026-21 (City of Lancaster – West Lancaster 162). (Resolution 26-598)
    d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2026-21 (City of Lancaster – West Lancaster 162). (Resolution 26-599)
    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. 2026-21 (City of Lancaster – West Lancaster 162). (Resolution 26-600)
g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2026-21 (City of Lancaster – West Lancaster 162). (Ordinance 26-24)

11. Authorize the issuance and sale of special tax bonds (BOLD Series 2026) in an amount not to exceed $13,000,000 for and on behalf of California Municipal Finance Authority Community Facilities District No. 2021-11 (City of Chula Vista - Otay Ranch Village 8 West), and approving related agreements and actions. (Resolution 26-601)

12. Authorize the issuance and sale of special tax bonds (BOLD Series 2026) in an amount not to exceed $13,000,000 for and on behalf of California Municipal Finance Authority Community Facilities District No. 2022-12 (City of Chula Vista - Otay Ranch Village 3, Phase 2), and approving related agreements and actions. (Resolution 26-602)

13. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2026C) in an amount not to exceed $27,000,000, 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. 2022-25 (City of Santa Clarita - Tesoro Highlands) in an amount not to exceed $15,500,000 and Improvement Area No. 2 of California Municipal Finance Authority Community Facilities District No. 2022-25 (City of Santa Clarita - Tesoro Highlands) in an amount not to exceed $11,500,000, and approving related agreements and actions. (Resolution 26-603)

14. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2026D) in an amount not to exceed $38,210,000, and related issuance and purchase of special tax bonds issued for and on behalf of Improvement Area No. 3 of California Municipal Finance Authority Community Facilities District No. 2023-5 (County of Sacramento – The Gap) in an amount not to exceed $9,500,000, and Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2025-13 (County of Sacramento – Murphy Oxform) in an amount not to exceed $9,000,000, and Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2026-4 (City of Modesto – The Crossings) in an amount not to exceed $3,500,000, and Improvement Area No. 1 of California Municipal Finance Authority Community Facilities District No. 2026-12 (County of Sacramento – Morvai South) in an amount not to exceed $4,500,000, and California Municipal Finance Authority Community Facilities District No. 2026-16 (City of Roseville – FD-21) in an amount not to exceed $11,710,000, and approving related agreements and actions. (Resolution 26-604)

15. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

C. CLOSED SESSION

16. 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

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

18. 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 4-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 30, 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
_____ Mr. Joseph Tanner (Alt.)	

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

3. Public Comment.

B. ACTION ITEMS FOR EACH AGENCY

4. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY

5. Approve the CMFA Special Finance Agency FY 2026 audit report and authorize the Audit Committee to make future changes, as needed.

D. INFORMATIONAL ITEMS FOR EACH AGENCY

6. Administrative Issues.
   a. Executive Director Report.

7. Adjournment.

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CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES

Regular Meeting Agenda

Friday, October 30, 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
_____ Mr. Joseph Tanner (Alt.)	

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

3. Public Comment.

B. ACTION ITEMS FOR THE FOUNDATION

4. Elect Board Members and Officers for the CFPF, CFSC, CMFA and SFAs.

5. Discuss and Approve the Audit, Finance and Professional Services Subcommittees.

6. Discuss and Approve Charitable Donation Recipients.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

7. Administrative Issues.
   a. Executive Director Report.

8. Adjournment.

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