



**CSCDA**  
CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY

**NEWSLETTER**

December 2017



**Greetings** - you are receiving this newsletter because you have been identified as a party that could potentially benefit from using the Statewide Community Infrastructure Program to finance impact fees and improvements related to new development projects or to refinance currently outstanding Special Assessment District or Community Facilities District debt.

**You may reply directly to this email with any questions about participating in the Program.**

*Don't forget to add [service@elabra.com](mailto:service@elabra.com) to your contact list to ensure that future distributions land in your inbox!*

## Last Chance to Apply for SCIP 2018A

### Accepting Applications through the end of the week!

CSCDA is currently accepting applications for the Statewide Community Infrastructure Program's Spring 2018 issue, expected to price May 2018.

The schedule for SCIP 2018A is provided below:

**NOW**

*Applications due by December 15, 2017*

**January 2018**

*Prepare Preliminary Engineer's Reports*

**March 2018**

*Commence Proceedings*

**April 2018**

*Hold public hearing*

**May 2018**

*Sell Bonds and Deliver Fund*



To complete the on-line Application form, please click

**APPLY NOW** →



## Recent Highlights

### SCIP 2017C Bond Sale

On December 7, 2017, CSCDA issued a third series of Statewide Community Infrastructure Program pooled financing Bonds.

The CSCDA SCIP team typically issues two series (Series A in May, Series B in October) of Bonds annually. This year, in order to accommodate unique developments and keep projects on schedule, we began a 2017C District formation process. With strong demand for California land-secured bonds in the Municipal Market, and a low supply, long-term interest rates have continued to decrease over the past month. In order to lock-in the low interest rates, we prepared to sell bonds for the 2017C projects.

The \$10,470,000 SCIP Revenue Bonds, Series 2017C were sold at a 30-year interest rate of 3.58%, the lowest rate achieved for SCIP bonds sold this year. The individual underlying Districts of the Bonds were undeveloped, with value-to-lien ratios ranging from 3.6-to-1 to 15.8-to-1, with an overall value-to-lien ratio of 5.72-to-1.



Each local obligation was tailored to their developer's project specifications, underscoring SCIP's flexibility and efficiency in simultaneously achieving distinct financing goals.

The projects comprising the pool are listed below:

- Calistoga**  
City of Sacramento (Next Generation Capital)
- Elverta Park**  
County of Sacramento (Silverado)
- Paseo Vista**  
Sonoma County
- Kawana Meadows**  
Santa Rosa
- Sellers Ave**  
Brentwood (Meritage Homes)
- Silva Estates**  
Manteca (Meritage Homes)

## Down the Road

### Horse Creek Ridge

Horse Creek Ridge, located in San Diego County, is a community inspired by nature, by history and by the traditions of old California. It is a place where today's lifestyle meets all that is worth preserving from the area's rich past. The community, which is being developed by D.R. Horton, will feature an impressive collection of five, single-family and two, detached condominium neighborhoods, as well as eight parks including an 8.5 acre Sports Park.

CSCDA has formed a CFD for Horse Creek Ridge which includes 277 gross acres, 90 acres of which expected to consist of approximately 521 single family residential units and 230 multi-family residential units.

We expect to sell \$20 million of Special Tax Bonds for the District in the first quarter of 2018 to fund Water and Sewer connection fees.



### Gilbert Ranch

Gilbert Ranch is a new subdivision planned for the City of Oakley in Contra Costa County. DeNova Homes is the

developer for the 120 acre, 581 single-family home community, which is expected to be completed in two phases.

The Gilbert Ranch subdivision is slated to feature a four-acre neighborhood park in the center, along with nature trails.

CSCDA is working to form an Assessment District to fund the public improvements for Phase I which is expected to complete site development in Spring 2018.



## Market Update

### Muni Market Reacts to Proposed Tax Reform

Tax legislation continued to progress through Congress last week as the House and Senate voted to begin Conference Committee negotiations toward a unified tax bill. Consequently, the municipal market saw another heavy week of issuance last week with estimated volume totaling more than \$20 billion. Despite this extremely high primary volume, municipal rates outperformed US Treasury rates last week. Last week's economic calendar included a Job's report which included an increase in non-farm payrolls that exceeded market expectations. The FOMC meets this week and is expected to announce a rate increase of 25 basis point (0.25%) for the targeted Federal Funds Rate this Wednesday.

Municipal Interest Rates have shown significant volatility over the past month with 10-year MMD fluctuating as low as 1.88% and as high as 2.21%. The current 10-year MMD is 2.01% and the average for the year 2017 is 2.06%.

**10-Year US Treasury vs. 10-Year AAA MMD (December 2015 - Present)**



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