



**REGULAR MEETING AGENDA**

**January 23, 2020 at 2:00 p.m.**

**California State Association of Counties  
1100 K Street, 1st Floor, Sacramento, CA 95814**

Telephonic Locations:

County of Solano  
675 Texas Street, Fairfield, CA 94533

709 Portwalk Place  
Redwood City, CA 94061

77 De Silva Island Drive  
Mill Valley, CA 94941

City of Sausalito  
420 Litho Street, Sausalito, CA 94965

City of Lafayette  
3675 Mt. Diablo Blvd., Suite 210  
Lafayette, CA 94549

**A. OPENING AND PROCEDURAL ITEMS**

1. Roll Call.
 

<input type="checkbox"/> Kevin O'Rourke, Chair <input type="checkbox"/> Tim Snellings, Vice Chair <input type="checkbox"/> Brian Moura, Secretary <input type="checkbox"/> Jordan Kaufman, Treasurer <input type="checkbox"/> Dan Mierzwa, Member	<input type="checkbox"/> Brian Stiger, Member <input type="checkbox"/> Marcia Raines, Member <input type="checkbox"/> Michael Cooper, Alt. Member <input type="checkbox"/> Niroop Srivatsa, Alt. Member
---	--
2. Consideration of the Minutes of the January 9, 2020 Regular & Special Meetings.
3. Consent Calendar.
4. Public Comment.

**B. ITEMS FOR CONSIDERATION**

5. Statewide Community Infrastructure Program (SCIP) Assessment Districts 2020A:
  - a. Conduct proceedings with respect to the Statewide Community Infrastructure Program ("SCIP") for multiple Assessment Districts:

This \_\_\_ page agenda was posted at 1100 K Street, Sacramento, California on \_\_\_\_\_, 2020 at \_\_\_: \_\_ m, Signed \_\_\_\_\_. Please email signed page to info@cscda.org

- i. Open consolidated assessment districts public hearing.
    - ii. Close consolidated assessment districts public hearing.
    - iii. Open assessment ballots and announce results.
  - b. Consideration of the following resolution with respect to SCIP:
    - i. Resolution approving final engineer’s reports, levying assessments, ordering the financing of specified development impact fees and capital improvements, confirming the amount of unpaid assessments and directing related actions.
- 6. Community Facilities District No. 2015-01 (University District) Improvement Area No. 3
  - a. Conduct proceedings with respect designation of Improvement Area No. 3 for the California Statewide Communities Development Authority Community Facilities District No. 2015-01 (University District) (the “Community Facilities District”):
    - i. Open public hearing.
    - ii. Close public hearing.
  - b. Consideration of the following resolutions with respect to Improvement Area No. 3:
    - i. Resolution designating Improvement Area No. 3 and authorizing the levy of a special tax within said improvement area.
    - ii. Resolution deeming it necessary to incur bonded indebtedness to finance certain development impact fees and the acquisition and construction of certain public facilities to mitigate the impacts of development within the Community Facilities District.
    - iii. Resolution calling special mailed-ballot election within Improvement Area No. 3.
  - c. Conduct special election within Improvement Area No. 3.
  - d. Consider resolution declaring results of special mailed-ballot election within Improvement Area No. 3.
  - e. Consideration and first reading of “Ordinance Levying a Special Tax for Fiscal Year 2020-21 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2015-01, Improvement Area No. 3 (University District), City of Rohnert Park, County of Sonoma, State of California.”

7. SB 165 reports for the following CSCDA Community Facilities Districts (Information Only):
  - a. CSCDA CFD No. 2012-01 (Fancher Creek)
  - b. CSCDA CFD No. 2015-01 (University District)
  - c. CSCDA CFD No. 2015-02 (Rio Bravo)
  - d. CSCDA CFD No. 2016-01 (Napa Pipe)
  - e. CSCDA CFD No. 2016-02 (Delta Coves)
  - f. CSCDA CFD No. 2007-01 (Orinda)
  - g. CSCDA CFD No. 2002-01 (River Run)
8. Consideration of Open PACE Handbook & Documents for SD PACE.
9. Consideration of resolution removing Laura Labanieh and adding Korina Jones and Christy Stutzman as authorized signatories for documents approved by the CSCDA Commission.

**C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS**

10. Executive Director Update.
11. Staff Updates.
12. Adjourn.

**NEXT MEETING:** Thursday, February 6, 2020 at 2:00 p.m.  
League of California Cities  
1400 K Street, 3rd Floor, Sacramento, CA 95814

**CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

**CONSENT CALENDAR**

1. Inducement of Southern Highlands Preservation, LP (Southern Highlands Apartments), City of National City, County of San Diego; issue up to \$25 million in multi-family housing revenue bonds.
2. Consideration of agreement with Bruce Hull & Associates for appraisal services associated with the Wagon Wheel Community Facilities District (City of Oxnard, County of Ventura).

January 23, 2020



**TABLE OF CONTENTS**  
**January 23, 2020**

Item 2	January 9, 2020 Regular & Special Meeting Minutes	Page	6
Item 3	Consent Calendar	Page	12
Item 5	SCIP	Page	17
Item 6	University District CFD	Page	20
Item 7	SB 165 Reports	Page	22
Item 8	SD PACE	Page	23
Item 9	Authorized Signatories	Page	25



## MINUTES

### ANNUAL REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

January 9, 2020

**Carmel Valley Ranch  
One Old Ranch Road, Carmel, California**

Commission Chair Larry Combs called the meeting to order at 9:18 a.m.

1. Roll Call.

Commission members present: Kevin O'Rourke, Brian Moura, Tim Snellings, Dan Mierzwa, Jordan Kaufman, Marcia Raines, Brian Stiger, and Michael Cooper.

Others present: Cathy Bando, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Alan Fernandes, CSAC Finance Corporation; Jim Manker, CSAC Finance Corporation; Sendy Young, CSAC Finance Corporation; Carolyn Coleman, League of California Cities; Norman Coppinger, League of California Cities; Trisha Ortiz, Richards, Watson & Gershon; Peter Pierce Richards, Watson & Gershon; Justin Cooper, Orrick, Herrington & Sutcliffe; Roger Davis, Orrick, Herrington & Sutcliffe; Patricia Eichar, Orrick, Herrington & Sutcliffe; Bob Williams, RBC Capital Markets; Josh Anzel, Jones Hall; Chris Lynch, Jones Hall; Rachel Hobbs, PACE Funding Group; Bob Giles, PACE Funding Group; Eric Alini, Counter Pointe Energy Solutions; Leah Wiggs; Renew Financial; Dustin Reilich, Renovate America; Zhou Jiang, Clean Fund; Chris Peterson, FortiFi Financial; Donna Segura, David Taussig & Associates, Inc.; and Nate Perez, David Taussig & Associates, Inc.

2. Election of Officers.

M. Raines nominated the following officers to be elected, second by D. Mierzwa:

Kevin O'Rourke as Chair  
Tim Snellings as Vice Chair  
Brian Moura as Secretary  
J. Kaufman as Treasurer

***Motion to close the nominations and adopt the slate of officers by M. Raines. Second by D. Mierzwa. Unanimously approved by voice vote.***

3. Consideration of the minutes of the December 19, 2019 Regular Meeting.

The Commission approved the minutes of the December 19, 2019 Regular Meeting.

***Motion to approve by D. Mierzwa. Second by B. Moura. Unanimously approved by voice vote. B. Stiger abstained from voting.***

4. Consent Calendar

There was no consent calendar.

5. Public Comment

No public comment.

6. Consideration of 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. Fairfield Park Villas LP (Park Villas Apartments), City of National City, County of San Diego; issue up to \$75,000,000 in multi-family housing revenue bonds.

Executive Director Bando gave an overview of the project, and the financing complies with CSCDA's general and issuance policies. The project is the acquisition and rehabilitation of a 268-unit rental affordable housing project. 100% of the units will remain rent restricted for low-income tenants. This is Fairfield's seventh financing with CSCDA. CSCDA's Executive Director recommended that the Commission adopt the resolution

***Motion to approve by D. Mierzwa. Second by T. Snellings. Unanimously approved by voice vote.***

- b. Hobart Affordable, L.P. (Hobart Gardens Apartments), City of Los Angeles, County of Los Angeles; issue up to \$56,000,000 in multi-family housing revenue bonds.

Executive Director Bando gave an overview of the project, and the financing complies with CSCDA's general and issuance policies. The project is the acquisition and rehabilitation of a 142-unit rental affordable housing project. 100% of the units will remain rent restricted for low-income senior residents. This is Reiner's third financing with CSCDA. CSCDA's Executive Director recommended that the Commission adopt the resolution

***Motion to approve by B. Stiger. Second by D. Mierzwa. Unanimously approved by voice vote.***

- c. Agave by Vintage, LP (Agave at Elk Grove Apartments), City of Elk Grove, County of Sacramento; issue up to \$45,000,000 in multi-family housing revenue bonds.

Executive Director Bando gave an overview of the project, and the financing complies with CSCDA's general and issuance policies. The project is the acquisition and rehabilitation of a 188-unit rental affordable housing project. 100% of the units will remain rent restricted for low-income tenants. The Project is Vintage Housing's fourth financing with CSCDA. CSCDA's Executive Director recommended that the Commission adopt the resolution.

***Motion to approve by T. Snellings. Second by J. Kaufman. Unanimously approved by voice vote.***

- d. Orchard Park Apartments, LP (Orchard Park Apartments), City of Beaumont, County of Riverside; issue up to \$15,000,000 in multi-family housing revenue bonds.

Executive Director Bando gave an overview of the project, and the financing complies with CSCDA's general and issuance policies. The project is the acquisition and rehabilitation of a 144-unit rental affordable housing project. 100% of the units will remain rent restricted for low-income tenants. This is Spira's first financing with CSCDA. CSCDA's Executive Director recommended that the Commission adopt the resolution.

***Motion to approve by D. Mierzwa. Second by B. Moura. Unanimously approved by voice vote.***

- e. Merced Gateway Investors II, LP (Gateway Terrace II Apartments), City of Merced, County of Merced; issue up to \$12,000,000 in multi-family housing revenue bonds.

Executive Director Bando gave an overview of the project, and the financing complies with CSCDA's general and issuance policies. The project is the acquisition and rehabilitation of a 50-unit rental affordable housing project. 100% of the units will remain rent restricted for low-income tenants. The Coalition has participated as the owner or nonprofit partner in fourteen prior CSCDA financings. CSCDA's Executive Director recommended that the Commission adopt the resolution.

***Motion to approve by J. Kaufman. Second by D. Mierzwa. Unanimously approved by voice vote.***

7. 2019 Update.

Staff gave an overview of CSCDA's 2019 highlights.

8. 2020 Overview.

Staff provided an outline of the next steps that CSCDA will be taking to stay successful and keep growing.

9. Affordable Housing Program Review and Discussion.

Staff gave an overview on the definition of affordable housing, its challenges, and what CSCDA is doing to help aid the housing crisis.

The Commission and its partners were interested in bringing to fruition ideas to help solve the homelessness problem in California. Executive Director Bando suggested reaching out to Pallet, an organization that builds temporary small housing units.

Staff is going to categorize the actions and ideas that CSCDA can take right now to help with the housing crisis. The Commission agreed to revisit the progress and share new ideas in three months.

10. Closed Session: Conference with Legal Counsel – Anticipated Litigation – Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 (One Potential Case).

Report from Closed Session:



CSCDA General Counsel reported that the Commission approved a settlement agreement on the subject with a vote of 5 in favor, 1 abstain, and 1 no. CSCDA will release the lien on the property.

The Commission meeting was recessed to Friday, January 10, 2020 at 9:00 am.

**CONTINUATION OF THE ANNUAL REGULAR MEETING OF THE  
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

**January 10, 2020**

Commission Chair Kevin O'Rourke called the meeting to order at 9:00 a.m.

Roll Call.

Commission members present: Kevin O'Rourke, Tim Snellings, Brian Moura, Dan Mierzwa, Jordan Kaufman, Marcia Raines, Brian Stiger and Michael Cooper.

Others present: Cathy Bando, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Alan Fernandes, CSAC Finance Corporation; Jim Manker, CSAC Finance Corporation; Sandy Young, CSAC Finance Corporation; and Norman Coppinger, League of California Cities;

11. League of California Cities & California State Association of Counties Reports.

The League of California Cities representatives reported that they continue to promote CSCDA through their major meetings and on their website. The League staff provides accounting, billing and collections, and marketing services.

The CSAC Finance Corporation representatives reported on the services and marketing they provides for CSCDA. CSAC FC staff confirmed that the first promotional video is currently being developed. It should be ready to share within the next couple of months.

Both the League of California Cities and CSAC are heavily invested in aiding CSCDA with the housing crisis in California.

12. Marketing & Outreach Strategy Discussion.

The Commission and staff strategized on how to make CSCDA more visible in counties and cities. Commissioners agreed that they could be more present at grand openings, and ribbon cuttings if available.

They also agreed that they could be presents on Wednesdays, the day after TEFRA hearings in cities and counties where the current projects are being developed.

Staff will also look into incorporating awards from CSCDA to highlight and recognize hard work from CSCDA partners.

13. Executive Director Update.

Executive Director Bando had no update.

14. Staff Update.

Staff had no update.

15. Adjourn.

Meeting adjourned on January 10, 2020 at 10:56 a.m.

NEXT MEETING: Thursday, January 23, 2020 at 2:00 p.m.  
California State Association of Counties 1100 K  
Street, 1<sup>st</sup> Floor, Sacramento, CA 95814

## MINUTES

### SPECIAL MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

January 9, 2020  
Carmel Valley Ranch  
One Old Ranch Road, Carmel, California

Commission Vice Chair Kevin O'Rourke called the meeting to order at 9:16 a.m.

1. Roll Call.

Commission members present: Kevin O'Rourke, Brian Moura, Tim Snellings, Dan Mierzwa, Jordan Kaufman, Marcia Raines, Brian Stiger, and Michael Cooper.

Others present: Cathy Bando, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Alan Fernandes, CSAC Finance Corporation; Jim Manker, CSAC Finance Corporation; Sedy Young, CSAC Finance Corporation; Carolyn Coleman, League of California Cities; Norman Coppinger, League of California Cities; Trisha Ortiz, Richards, Watson & Gershon; Peter Pierce Richards, Watson & Gershon; Justin Cooper, Orrick, Herrington & Sutcliffe; Roger Davis, Orrick, Herrington & Sutcliffe; Patricia Eichar, Orrick, Herrington & Sutcliffe; Bob Williams, RBC Capital Markets; Josh Anzel, Jones Hall; Chris Lynch, Jones Hall; Rachel Hobbs, PACE Funding Group; Bob Giles, PACE Funding Group; Eric Alini, Counter Pointe Energy Solutions; Leah Wiggs; Renew Financial; Dustin Reilich, Renovate America; Zhou Jiang, Clean Fund; Chris Peterson, FortiFi Financial; Donna Segura, David Taussig & Associates, Inc.; and Nate Perez, David Taussig & Associates, Inc.

2. Consent Calendar

The Commission approved the Consent Calendar.

1. Inducement of Islas Development, LLC (Briarwood Manor), City of Montclair, County of San Bernardino; issue up to \$15 million in multi-family housing revenue.

***Motion to approve by J. Kaufman. Second by B. Stiger. Unanimously approved by voice vote.***

3. Public Comment.

There was no public comment.

4. Adjourn.

The meeting was adjourned at 9:17 a.m.

Submitted by: Sedy Young, CSAC Finance Corporation



## Agenda Item No. 3

### Agenda Report

**DATE:** January 23, 2020  
**TO:** CSCDA COMMISSIONERS  
**FROM:** Cathy Bando, Executive Director  
**PURPOSE:** Consent Calendar

---

#### SUMMARY:

2. Consideration of agreement with Bruce Hull & Associates for appraisal services associated with the Wagon Wheel Community Facilities District (City of Oxnard, County of Ventura).

*The City of Oxnard requested Bruce Hull and Associates be engaged as the appraiser for the Wagon Wheel Community Facilities District. General Counsel has reviewed the proposed contract, and the terms and conditions meet the requirements for CSCDA contracts. The appraisal services are paid for by the developer of the project and not CSCDA.*

*Agreement: <https://www.dropbox.com/sh/wxdgn49fnarlu28/AACNnsvTJF4LKW78RdVcaoy-a?dl=0>*

**RESOLUTION NO. 20H-\_\_**

**A RESOLUTION OF THE CALIFORNIA STATEWIDE  
COMMUNITIES DEVELOPMENT AUTHORITY SETTING  
FORTH THE AUTHORITY'S OFFICIAL INTENT TO ISSUE  
MULTIFAMILY HOUSING REVENUE BONDS TO UNDERTAKE  
THE FINANCING OF VARIOUS MULTIFAMILY RENTAL  
HOUSING PROJECTS AND RELATED ACTIONS**

**WHEREAS**, the Authority is authorized and empowered by the Title 1, Division 7, Chapter 5 of the California Government Code to issue mortgage revenue bonds pursuant to Part 5 (commencing with Section 52000) of the California Health and Safety Code (the "Act"), for the purpose of financing multifamily rental housing projects; and

**WHEREAS**, the borrowers identified in Exhibit A hereto and/or related entities (collectively, the "Borrowers") have requested that the Authority issue and sell multifamily housing revenue bonds (the "Bonds") pursuant to the Act for the purpose of financing the acquisition and rehabilitation or construction as set forth in Exhibit A, of certain multifamily rental housing developments identified in Exhibit A hereto (collectively, the "Projects"); and

**WHEREAS**, the Authority, in the course of assisting the Borrowers in financing the Projects, expects that the Borrowers have paid or may pay certain expenditures (the "Reimbursement Expenditures") in connection with the Projects within 60 days prior to the adoption of this Resolution and prior to the issuance of the Bonds for the purpose of financing costs associated with the Projects on a long-term basis; and

**WHEREAS**, Section 1.103-8(a)(5) and Section 1.150-2 of the Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior expenditures for the Projects with proceeds of a subsequent tax-exempt borrowing; and

**WHEREAS**, the Authority wishes to declare its intention to authorize the issuance of Bonds for the purpose of financing costs of the Projects (including reimbursement of the Reimbursement Expenditures, when so requested by the Borrower upon such terms and condition as may then be agreed upon by the Authority, the Borrower and the purchaser of the Bonds) in an aggregate principal amount not to exceed the amount with respect to each Project set forth in Exhibit A; and

**WHEREAS**, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued on behalf of for-profit borrowers in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

**WHEREAS**, Chapter 11.8 of Division 1 of Title 2 of the California Government Code governs the allocation of the state ceiling among governmental units in the State of California having the authority to issue private activity bonds; and

**WHEREAS**, Section 8869.85 of the California Government Code requires a local agency desiring an allocation of the state ceiling to file an application with the California Debt Limit Allocation Committee (the “Committee”) for such allocation, and the Committee has certain policies that are to be satisfied in connection with any such application;

**NOW, THEREFORE, BE IT RESOLVED** by the Commission of the Authority as follows:

Section 1. The above recitals, and each of them, are true and correct.

Section 2. The Authority hereby determines that it is necessary and desirable to provide financing for the Projects (including reimbursement of the Reimbursement Expenditures) by the issuance and sale of Bonds pursuant to the Act, as shall be authorized by resolution of the Authority at a meeting to be held for such purpose, in aggregate principal amounts not to exceed the amounts set forth in Exhibit A. This action is taken expressly for the purpose of inducing the Borrowers to undertake the Projects, and nothing contained herein shall be construed to signify that the Projects comply with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority or any program participant, officer or agent of the Authority will grant any such approval, consent or permit that may be required in connection with the acquisition and construction or rehabilitation of the Projects, or that the Authority will make any expenditures, incur any indebtedness, or proceed with the financing of the Project.

Section 3. This resolution is being adopted by the Authority for purposes of establishing compliance with the requirements of Section 1.103-8(a)(5) and Section 1.150-2 of the Treasury Regulations. In such regard, the Authority hereby declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures.

Section 4. The officers and/or the program managers of the Authority are hereby authorized and directed to apply to the Committee for an allocation from the state ceiling of private activity bonds to be issued by the Authority for each of the Projects in an amount not to exceed the amounts set forth in Exhibit A, and to take any and all other actions as may be necessary or appropriate in connection with such application, including but not limited to the payment of fees, the posting of deposits and the provision of certificates, and any such actions heretofore taken by such officers and program managers are hereby ratified, approved and confirmed.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this January 23, 2020.

The undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on January 23, 2020.

By: \_\_\_\_\_  
Authorized Signatory

**EXHIBIT A**

<b>Project Name</b>	<b>Project Location</b>	<b>Project Description (units)</b>	<b>New Construction/ Acquisition and Rehabilitation</b>	<b>Legal Name of initial owner/operator</b>	<b>Bond Amount</b>
Southern Highlands Apartments	City of National City, County of San Diego	151	Acquisition and Rehabilitation	Southern Highlands Preservation, LP	\$25,000,000





## Agenda Item No. 5

### Agenda Report

**DATE:** January 23, 2020

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Bando, Executive Director

**PURPOSE:** Conduct proceedings and consider resolutions for the Statewide Community Infrastructure Program (SCIP) 2 Assessment Districts: (Sweetwater Place (San Diego County) & Orchard Phase 2 (Unit 2 &3) (Yuba County))

---

#### BACKGROUND AND SUMMARY:

2020A (Sweetwater Place (San Diego County) & Orchard Phase 2 (Unit 2 &3) (Yuba County))

On November 21, 2019 the Commission approved the resolution of intention and set the public hearing for today's meeting for the above-referenced projects. The actions requested today by the Commission are the second steps in connection with two projects expected to be included in the SCIP 2020A pool. These two projects are off the normal resolution of intention cycle for 2020 due the stage of development, and the need for the district to be formed to recover costs. The remainder of the 2020A projects will be brought back to the Commission in February, 2020. The two projects include the following:

1. **Sweetwater Place (County of San Diego)** – The financing will be San Diego County's first financing with the SCIP program. It will be for capital improvements associated with a project for KB Homes:
  - Street and Streetlight Improvements - Funding for capital improvements including, but not limited to, local streets with related grading; installation maintenance, concrete curb, gutter and sidewalk, aggregate base, asphaltic concrete paving, and street lighting improvements.
  - Storm Drain Improvements - Funding for capital improvements including, but not limited to, facilities for the collection and disposal of storm waters for drainage and flood control purposes, including mainline and connector pipes, drainage inlets, manholes, retention basin, bubblers, risers, and outfall pumps.
  - Water Improvements - Funding for wet utilities for the park including, but not limited to, the removal and installation of water mains and appurtenances, and the installation of fire

hydrants, backflow preventer and irrigation, necessary to meet the potable and non-potable water needs of the Sweetwater Place development.

- Parks, Recreational Amenities, and Landscaping Improvements - Funding for capital improvements including, but not limited to, park hardscape and amenities, ground cover, irrigation, erosion control, fencing, and sound walls necessary to serve the Sweetwater Place development.
2. **Orchard Phase 2 (County of Yuba)** - This will be Phase 2 of the Orchard Project in Yuba County and include the following impact fees:
- Linda County Water District - Water Connection Fee - Development Impact Fees collected to reimburse other parties for the construction of Well 17.
  - Linda County Water District - Water Meter Fee - Development Impact Fees collected for meter installation, and to provide source of supply and storage for all regular service connections. Amounts are determined by the size and location of the meter.
  - Linda County Water District - Sewer Collection Fee - Development Impact Fees collected to finance items on the Linda County Water District Capital Improvement Plan and to reimburse the development of other Linda County Water District systems.
  - Linda County Water District - Sewer Treatment Fee - Development Impact Fees collected to fund wastewater treatment plant improvements.
  - County of Yuba - County Wide Capital Facilities Fees (Ordinance No. 1369, adopted May 2, 2006, effective July 1, 2018) - Development impact fees collected to defray costs associated with County capital improvements. At this time, the fee estimate only reflects the Transportation Facilities Fee component.
  - South Yuba Transportation Improvement Authority ("SYTIA") - Traffic Impact Fee - Development Impact Fees collected to fund transportation infrastructure required to support land development.

The actions and resolutions to be considered today are the following include the following:

1. Open consolidated assessment districts public hearing.
2. Close consolidated assessment districts public hearing.
3. Open assessment ballots and announce results.
4. Resolution approving final engineer's reports, levying assessments, ordering the financing of specified development impact fees and capital improvements, confirming the amount of unpaid assessments and directing related actions.

Documents and resolutions:

<https://www.dropbox.com/sh/x2fkpf9rtg59r91/AACuDqANXEjfw3IY4VWjkbhja?dl=0>

The approval of the issuance of the bonds for the projects will be brought back to the Commission with the other 2020A project on April 2, 2020.

**RECOMMENDED ACTION:**

CSCDA's Executive Director recommends conducting the proceedings and consider resolutions for the Statewide Community Infrastructure Program (SCIP) 2 Assessment Districts: (Sweetwater Place (San Diego County) & Orchard Phase 2 (Unit 2 &3) (Yuba County).



## Agenda Item No. 6

### Agenda Report

**DATE:** January 23, 2020

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Bando, Executive Director

**PROJECT:** University District (City of Rohnert Park) – Community Facilities District

**PURPOSE:** Consideration of the various resolutions, conduct public hearing and the first reading of the ordinance levying a special tax for the designation of Improvement Area No. 3 for Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California (the “University District CFD”)

---

#### EXECUTIVE SUMMARY/BACKGROUND:

At the November 7, 2019 meeting the Commission approved the resolution of intention and set the public hearing for today’s meeting for the University District project in Rohnert Park.

University District is the development of 270 acres and 1,236 single family residences in the City of Rohnert Park. Bonds in the amount of \$10,900,000 were issued by CSCDA for Improvement Area No. 1 in 2016 which consists of 399 single family homes. Bonds were issued for Improvement Area No. 2 in 2017 in the amount of \$14,500,000 for 409 single family homes. The project is adjacent to Sonoma State University.

The actions requested today are the second step in the formation of Improvement Area No. 3 for the District which will include an additional 400 single family homes. The bonds for this Improvement Area will not exceed \$15,000,000.

The total financing for University District CFD will not exceed \$50,000,000, and the financing for Improvement Area No. 3 will be brought back to the Commission for final approval.

**COMMISSION ACTION RECOMMENDED BY THE EXECUTIVE DIRECTOR:**

CSCDA's Executive Director recommends the following actions:

1. Open public hearing.
2. Close public hearing.
3. Consideration of the following resolutions with respect to Improvement Area No. 3:
  - i. Resolution designating Improvement Area No. 3 and authorizing the levy of a special tax within said improvement area.
  - ii. Resolution deeming it necessary to incur bonded indebtedness to finance certain development impact fees and the acquisition and construction of certain public facilities to mitigate the impacts of development within the Community Facilities District.
  - iii. Resolution calling special mailed-ballot election within Improvement Area No. 3.
4. Conduct special election within Improvement Area No. 3.
5. Consider resolution declaring results of special mailed-ballot election within Improvement Area No. 3.
6. Consideration and first reading of "Ordinance Levying a Special Tax for Fiscal Year 2020-21 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2015-01, Improvement Area No. 3 (University District), City of Rohnert Park, County of Sonoma, State of California."

Documents: <https://www.dropbox.com/sh/1082c8krasp92n7/AACUCUNT13ySRhjRmUv-G2c6a?dl=0>



## Agenda Item No. 7

### Agenda Report

**DATE:** January 23, 2020

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Bando, Executive Director

**PURPOSE:** SB 165 Reports for the following CSCDA Community Facilities Districts (Information Only):

- a. CSCDA CFD No. 2012-01 (Fancher Creek)
- b. CSCDA CFD No. 2015-01 (University District)
- c. CSCDA CFD No. 2015-02 (Rio Bravo)
- d. CSCDA CFD No. 2016-01 (Napa Pipe)
- e. CSCDA CFD No. 2016-02 (Delta Coves)
- f. CSCDA CFD No. 2007-01 (Orinda)
- g. CSCDA CFD No. 2002-01 (River Run)

---

#### SUMMARY:

The reports for each of the above-referenced CSCDA community facilities districts (CFD) consists of two parts (i) a one-page report that briefly summarizes the authorized CFD facilities and the status of such CFD facilities, whether completed, accepted, reimbursed, etc. and (ii) a fund summary showing the activity in the accounts held by the trustee.

Reports: <https://www.dropbox.com/sh/lxypf834qbi5pmk/AACl2gTZeJragoBII8dqrV4ba?dl=0>

#### RECOMMENDATION:

This is an informational item only. No action is required of the Commission.



## Agenda Item No. 8

### Agenda Report

**DATE:** January 23, 2020  
**TO:** CSCDA COMMISSIONERS  
**FROM:** Cathy Bando, Executive Director  
**PURPOSE:** Consideration of Open PACE Handbook & Documents for SD PACE

---

#### **EXECUTIVE SUMMARY:**

CSCDA's Open PACE program currently has eleven program administrators: Renew Financial, AllianceNRG/Counterpointe, PACE Funding, CleanFund Commercial Capital, Petros PACE Finance, Greenworks Lending, PACE Equity, Lord Cap, Stonehill PACE, White Oak Advisors and Fortifi.

#### **About SD PACE**

SD PACE is part of the San Diego Regional Center (SDRC) which is a service of San Diego-Imperial Counties Developmental Services, Inc. SDRC is a focal point in the community for persons with developmental disabilities, (intellectual disabilities, cerebral palsy, epilepsy, autism, or other disabling conditions similar to intellectual disabilities) living in San Diego and Imperial counties. SDRC is a non-profit 501c(3) organization that contracts with the State of California to provide the services outlined in the Lanterman Developmental Disabilities Services Act. The goals of SDRC include:

- Enhance the quality of individuals' daily living experiences in the provision of day services by improving individual experiences in activities that are defined as meaningful to/by them.
- Increase the number of clients engaged in competitive and integrated employment.
- Increase the number of affordable housing opportunities.
- Reduce disparity in purchase of service spending among ethnic groups.
- Improve collaboration between and among the San Diego Regional Center with vendors, Department of Developmental Services, elected state officials, and other community partners.

SD PACE is interested in integrating PACE into projects they are working on in the San Diego/Imperial County area.

In order to complete this structure with CSCDA a program handbook and documents that outline the parameters of the commercial PACE financing are required to be approved.

**OVERVIEW:**

Attached are the program handbook and documents SD PACE is proposing to utilize. Staff and counsel, Jones Hall, have reviewed the program handbook and related documents. The documents meet all of CSCDA's general, issuance and PACE guidelines.

All commercial PACE transactions originated by SD PACE will be brought back to the Commission for approval.

**RECOMMENDED ACTION:**

CSCDA's Executive Director recommends approval of the program handbook and documents for SD PACE relating to commercial PACE projects.

Documents: SD PACE Program Handbook & Documents:

<https://www.dropbox.com/sh/v1368dvbc94xmee/AAAmKZfhSNeEt2p5pmcbKgEza?dl=0>





## Agenda Item No. 9

### Agenda Report

**DATE:** January 23, 2020

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Bando, Executive Director

**PURPOSE:** Consideration of resolution removing Laura Labanieh and adding Korina Jones and Christy Stutzman as authorized signatories for documents approved by the CSCDA Commission

---

#### BACKGROUND AND SUMMARY:

Currently the following staff at CSAC, the League, CSCDA's Executive Director and Bridge Strategic Partners are authorized signatures to sign documents approved by the Commission: Alan Fernandes, Dorothy Holzem, Graham Knaus, Catherine Bando, Laura Labanieh, Sendy Young, Norman Coppinger, James Hamill and Jon Penkower. With the increase in the volume of PACE signatures, travel schedules and a general increased volume of CSCDA bond transactions it is recommended that Korina Jones and Christy Stutzman of the CSAC Finance Corporation be approved as authorized signatories for documents that have been approved by the Commission. In addition, Laura Labanieh is no longer managing CSCDA affairs for CSAC so it's recommended that she be removed as an authorized signatory.

#### ATTACHMENTS:

Attachment A: CSCDA Designation Resolution

#### RECOMMENDATION:

CSCDA's Executive Director recommends adoption of the resolution removing Laura Labanieh and adding Korina Jones and Christy Stutzman as authorized signatories for documents approved by the CSCDA Commission.

**ATTACHMENT A**

**RESOLUTION NO. 20R-1**

**A RESOLUTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY AUTHORIZING, AMONG OTHER MATTERS, DESIGNEES THEREOF TO EXECUTE AND DELIVER ON BEHALF OF THE COMMISSION OR THE AUTHORITY DOCUMENTS REQUIRING SIGNATURE BY A MEMBER OF THE COMMISSION AND AUTHORIZED BY AUTHORITY RESOLUTION**

**WHEREAS**, pursuant to the provisions of the Joint Exercise of Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California (the “Act”), a number of California cities, counties and special districts entered into a joint exercise of powers agreement (the “Agreement”) pursuant to which the California Statewide Communities Development Authority (the “Authority”) was organized; and

**WHEREAS**, pursuant to the Agreement, the Authority is administered by a commission (the “Commission”) consisting of seven members (the “Members”) vested with the powers set forth therein, four of which are appointed by the California State Association of Counties (“CSAC”), successor to County Supervisors Association of California, and three of which are appointed by the League of California Cities (the “League”); and

**WHEREAS**, pursuant to the Agreement, the Commission has the power, by resolution, to the extent permitted by the Act and any other applicable law, to delegate any of its functions to one or more of the Members, its officers or its agents and to cause such designees to take any actions and execute any documents or instruments for and in the name and on behalf of the Commission; and

**WHEREAS**, given the increase in the number of issues of bonds per year by the Authority and the related documentation since the formation of the Authority, the Commission desires to delegate to certain agents the function of execution and delivery on behalf of the Authority of any documents, certificates or instruments requiring signature by any Member, including any Member acting as an officer of the Commission, that are authorized for execution and delivery by adoption of a resolution of the Authority (each an “Authority Resolution”); and

**NOW, THEREFORE, BE IT RESOLVED** by the Commission of the Authority as follows:

Section 1. The Authority hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The Authority hereby appoints Korina Jones and Christy Stutzman and such other persons as may from time to time be appointed pursuant to a resolution of the Authority, delegates of the Members with certain administrative duties as further specified in Sections 4 and 5 below.

Section 3. The Authority hereby confirms its appointment of Manuel Rivas and Valentina Dzebic, originally appointed pursuant to Resolution 19R-1, adopted by the Authority on January 24, 2019; Sedy Young, originally appointed pursuant to Resolution No. 18R-2, adopted by the Authority on April 19, 2018; James Hamill and Jon Penkower, originally appointed pursuant to

Resolution No. 17R-4, adopted by the Authority on March 2, 2017; Alan Fernandes, originally appointed pursuant to Resolution No. 15R-53, adopted by the Authority on October 22, 2015; Graham Knaus, originally appointed pursuant to Resolution No. 15R-11, adopted by the Authority on April 9, 2015; Executive Director, Catherine Bando, originally appointed pursuant to Resolution No. 14R-4, adopted by the Authority on February 6, 2014; and Norman Coppinger, originally appointed pursuant to Resolution No. 13R-12, adopted by the Authority on May 30, 2013. Korina Jones, Christy Stutzman, Manuel Rivas, Valentina Dzebic, Sendy Young, James Hamill, Jon Penkower, Alan Fernandes, Graham Knaus, Catherine Bando, and Norman Coppinger, are each referred to herein as an “Authorized Signatory.” The Authority hereby revokes its appointment of Laura Labanieh (formerly Laura Campbell) as an Authorized Signatory, originally appointed pursuant to Resolution No. 13R-20, adopted by the Authority on September 5, 2013, with her name change from Laura Campbell to Laura Labanieh recognized by the Authority pursuant to Resolution No. 14R-58, adopted by the Authority on November 6, 2014.

Section 4. To the extent permitted by the Act or any other applicable law, the Commission hereby delegates to each Authorized Signatory, on behalf of a Member, the administrative authority to execute and deliver, any documents, certificates or instruments requiring signature by any Member, including any Member acting as an officer of the Commission, that are authorized for execution and delivery by Authority Resolution, including, but not limited to, the execution and delivery of any bonds, notes or other evidences of indebtedness issued and/or delivered by the Authority.

Section 5. To the extent permitted by the Act or any other applicable law, the Commission hereby further delegates to each Authorized Signatory, on behalf of a Member, the administrative authority to execute and deliver any amendments, waivers, consents, approvals, notices, orders, requests and other actions of the Authority entered into or given in accordance with the documents approved by an Authority Resolution or as otherwise provided in Resolution No. 00R-5, adopted by the Authority on March 28, 2000, as provided to such Authorized Signatory by staff to the Authority upon the advice of counsel to the Authority.

Section 6. The Commission hereby further delegates to each Authorized Signatory, the administrative authority to record and publish minutes of meetings of the Commission on behalf of the Authority and further authorizes each Authorized Signatory, to delegate such functions to staff of the League or CSAC, as he or she may deem necessary or appropriate.

Section 7. All actions heretofore taken by any Member, Authorized Signatory and other appropriate officers and agents of the Authority with respect to the matters herein contained are hereby ratified, confirmed and approved.

Section 8. This resolution shall take effect immediately upon its passage.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this January 23, 2020.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on January 23, 2020.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority