



REGULAR MEETING AGENDA
July 23, 2020 at 2:00 p.m.

Pursuant to Governor Newsom’s Executive Order, Commissioners of the California Statewide Community Development Authority or staff may participate in this meeting via a teleconference. In the interest of maintaining appropriate social distancing, members of the public may participate in the meeting telephonically. Members of the public may observe and offer comment at this meeting telephonically by dialing 623-404-9000, Meeting ID 240 338 9861 Passcode 747188. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (“ADA”) please contact info@cscda.org or 1-800-531-7476 prior to the meeting for assistance.

A. OPENING AND PROCEDURAL ITEMS

1. Roll Call.

<input type="checkbox"/> Kevin O’Rourke, Chair	<input type="checkbox"/> Brian Stiger, Member
<input type="checkbox"/> Tim Snellings, Vice Chair	<input type="checkbox"/> Marcia Raines, Member
<input type="checkbox"/> Brian Moura, Secretary	<input type="checkbox"/> Michael Cooper, Alt. Member
<input type="checkbox"/> Jordan Kaufman, Treasurer	<input type="checkbox"/> Niroop Srivatsa, Alt. Member
<input type="checkbox"/> Dan Mierzwa, Member	

2. Consideration of the Minutes of the July 9, 2020 Regular Meeting.

3. Consent Calendar.

4. Public Comment.

B. ITEMS FOR CONSIDERATION

5. Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside:
 - a. Conduct public hearing (hearing to be held at 2 p.m. or shortly thereafter):
 - i. Open CFD No. 2020-02 Public Hearing.
 - ii. Close CFD No. 2020-02 Public Hearing.

 - b. Consideration of the following resolutions with respect to formation of CFD No. 2020-02:

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. Resolution of formation establishing CFD No. 2020-02 and providing for the levy of a special tax to finance construction of certain public capital improvements eligible for payment from certain development impact fees.
 - ii. Resolution deeming it necessary to incur bonded indebtedness to finance construction of certain public capital improvements to mitigate the impacts of development within CFD No. 2020-02.
 - iii. Resolution calling special mailed-ballot election within CFD No. 2020-02.
 - c. Conduct special election within CFD No. 2020-02.
 - d. Consider resolution declaring result of special mailed-ballot election for CFD No. 2020-02.
 - e. Conduct first reading of “Ordinance Levying a Special Tax for Fiscal Year 2020-2021 and Following Fiscal Years Solely Within and Relating to the California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California”.
6. SCIP 2020B - Consider the following resolutions to initiate proceedings to form Community Facilities District No. 2020-03 (Windrows), City of Fontana, County of San Bernardino:
 - i. A resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2020-01 (Windrows), City of Fontana, County of San Bernardino, State of California and to levy a special tax therein to finance certain public improvements.
 - ii. A resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2020-03 (Windrows), City of Fontana, County of San Bernardino, State of California and calling for a public hearing.
7. Consideration of sponsorships for the Local Government Summer Institute (LGSI) at Stanford and the California City Management Foundation (CCMF).
8. Market Update of CSCDA Activities (Information Only).

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

9. Staff Updates.

10. Adjourn.

NEXT MEETING: Thursday, August 6, 2020 at 2:00 p.m.

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

CONSENT CALENDAR

1. Inducement of Miraflores Community Devco LLC (Miraflores Homes), City of Richmond, County of Contra Costa; issue up to \$90 million in multi-family housing revenue bonds.
2. Consideration of contract amendment for David Taussig & Associates related to Renew Financial's CaliforniaFirst PACE program.
3. Consideration for resolution ratifying forms of documents for Petros PACE Finance commercial Open PACE financings.
4. Consider and approve the levy of special taxes for fiscal year 2020-2021 for the following:
 - (i) Community Facilities District No. 2012-01 (Fancher Creek) Improvement Area Nos. 1 & 3;
 - (ii) Community Facilities District No. 2007-01 (Orinda Wilder Project);
 - (iii) Community Facilities District No. 2018-03 (Uptown Newport);
 - (iv) Community Facilities District No. 2016-02 (Delta Coves) Improvement Area Nos. 1 & 2;
 - (v) Community Facilities District No. 2015-01 (University District) Improvement Area Nos. 1 & 2;
 - (vi) Community Facilities District No. 2016-01 (Napa Pipe);
 - (vii) Community Facilities District No. 2019-01 (333 North Prairie);
 - (viii) Community Facilities District No. 2020-01 (Sand Creek).



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From: [Cathy Bando](#)
To: [Mierzwa, Dan](#); [bmoura8@comcast.net](#); [MRCooper@SolanoCounty.com](#); [Marcia Raines](#); [Srivatsa, Niroop](#); [Brian Moura \(bmoura8@outlook.com\)](#); [Brian Stiger](#); [Jordan Kaufman](#); [Kevin O'Rourke](#); [timsnellings@gmail.com](#)
Cc: [Jon Penkower](#); [James Hamill](#); ["Trisha Ortiz \(TOrtiz@rwglaw.com\)"](#); [ncoppinger@cacities.org](#); [Alan Fernandes](#)
Subject: CSCDA July 23, 2020 Agenda
Date: Tuesday, July 21, 2020 7:33:46 AM
Attachments: [image003.png](#)

Dear Commissioners,

As mentioned at the July 9, 2020 Commission meeting, I will be unable to attend the July 23, 2020 meeting due to a conflict. I have reviewed each agenda item and approve the recommendations made to the commission by staff.

Sincerely,
Cathy Bando

Catherine W. Bando
Executive Director



cbando@cscda.org
Cell: 213-700-4137
www.cscda.org



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

July 9, 2020 at 2:00 p.m.

Commission Chair Kevin O'Rourke called the meeting to order at 2:06 pm.

1. Roll Call.

Commission members participating via teleconference: Kevin O'Rourke, Tim Snellings, Brian Moura, Brian Stiger, and Marcia Raines.

Others participating via teleconference: Cathy Bando, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Norman Coppinger, League of California Cities; Sendy Young, CSAC Finance Corporation; Christy Stutzman, CSAC Finance Corporation; Chase Broffman, CSAC Finance Corporation; Tricia Ortiz, Richards Watson & Gershon; and Patricia Eichar, Orrick, Herrington & Sutcliffe.

2. Consideration of the Minutes of June 18, 2020 Regular Meeting.

The Commission approved the June 18, 2020 Regular Meeting minutes.

Motion to approve by B. Stiger. Second by B. Moura. Unanimously approved by roll-call vote.

3. Consideration of the Consent Calendar.

The Commission approved the Consent Calendar.

1. Inducement of Sherwood Family Apartments, LP (Sherwood Family Apartments), City of McFarland, County of Kern; issue up to \$22 million in multi-family housing revenue bonds.

Motion to approve by T. Snellings. Second by B. Moura. Unanimously approved by roll-call vote

4. Public Comment.

There was no public comment.

5. Consideration the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Assessment Districts for Series 2020B or future bond issuance.
 - a. Resolutions of intention to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps.
 - b. Resolutions preliminarily approving the engineer's reports, setting date for the public hearing of protests and providing for property owner ballots.

Motion to approve both resolutions by B. Stiger. Second by M. Raines. Unanimously approved by roll-call vote

6. Consideration of commercial PACE financing for 660 J Street, Sacramento (City of Sacramento, County of Sacramento) in amount not-to-exceed \$12 million.

Executive Director Bando informed the Commission that the 660 J Street Owner, a limited liability company is seeking PACE financing to finance a portion of the retrofit costs associated with the building. The financing complies with CSCDA's general, issuance and PACE policies. CSCDA's Executive Director recommends that the Commission adopt the resolution.

Motion to approve by B. Moura. Second by T. Snellings. Unanimously approved by roll-call vote.

7. Consideration of Open PACE Handbook & Documents for Rockwood Group.

Executive Director Bando explained that the request today is for the approval of form documents for the Rockwood Group to finance commercial PACE projects through CSCDA on a conduit basis, not as a program administrator. All commercial PACE transactions originated by Rockwood will be brought back to the Commission for approval. CSCDA's Executive Director recommends approval of the documents for the Rockwood Group relating to commercial PACE projects.

Motion to approve by T. Snellings. Second by B. Moura. Unanimously approved by roll-call vote.

8. Consideration of CSCDA Workforce Housing Finance Program.

Executive Director Bando explained to the Commission that CSCDA will be creating a joint-powers authority (JPA) that can acquire new or existing multifamily housing properties and restrict occupancy to residents earning between 80% and 120% AMI. CSCDA's Executive Director recommends that the Commission:

1. Approve in concept CSCDA's Workforce Housing Finance Program pursuant to CSCDA's existing asset ownership program and P3 policies;
2. Formally establish the Workforce Housing Finance Program ad hoc committee comprised of Commissioners O'Rourke, Mierzwa and Raines to work with CSCDA's Executive Director and Staff on the program, and provide updates to the Commission.

3. Authorize the CSCDA Commission to govern one or more affiliate joint powers authorities or other appropriate legal entities to facilitate such program.
4. The organization of an affiliate JPA or other legal entities, and all individual transactions shall be brought back to the Commission at a later date.

Motion to approve by M. Raines. Second by B. Moura. Unanimously approved by roll-call vote.

9. Executive Director Update.

Executive Director Bando informed the Commission that she would be unable to attend the next CSCDA Regular Meeting due to a schedule conflict.

10. Staff Update.

Staff thanked the Commission and CSCDA partners for coming together in such a short notice to discuss the Workforce Housing Finance Program.

11. Adjourn.

The meeting was adjourned at 2:43 p.m.

Submitted by: Sedy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, July 23, 2020 at 2:00 p.m.

RESOLUTION NO. _____

A RESOLUTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (THE "AUTHORITY") SETTING FORTH THE AUTHORITY'S OFFICIAL INTENT TO ISSUE MULTIFAMILY HOUSING REVENUE BONDS OR NOTES TO UNDERTAKE THE FINANCING OF A MULTIFAMILY RENTAL HOUSING PROJECT 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 or notes pursuant to Part 5 (commencing with Section 52000) of the California Health and Safety Code (the "Act"), for the purpose of financing a multifamily rental housing project; and

WHEREAS, the borrower identified in Exhibit A hereto and/or related entities (collectively, the "Borrower") has requested that the Authority issue and sell multifamily housing revenue bonds or notes (the "Bonds") pursuant to the Act for the purpose of financing the acquisition, rehabilitation and construction as set forth in Exhibit A, of that certain multifamily rental housing development identified in Exhibit A hereto (the "Project"); and

WHEREAS, the Authority, in the course of assisting the Borrower in financing the Project, expects that the Borrower has paid or may pay certain expenditures (the "Reimbursement Expenditures") in connection with the Project 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 Project 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 Project 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 Project (including reimbursement of the Reimbursement Expenditures, when so requested by the Borrower upon such terms and conditions 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 the 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 Project (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 an aggregate principal amount not to exceed the amount set forth in Exhibit A. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, and nothing contained herein shall be construed to signify that the Project complies 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 Project, 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 the Project in an amount not to exceed the amount 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 July 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 July 23, 2020.

By: _____
Authorized Signatory

EXHIBIT A

Project Name	Project Location	Project Description (units)	New Construction/ Acquisition or Rehabilitation	Legal Name of initial owner/operator	Bond Amount
Miraflores Homes	Project property consists of approximately 8.17 acres of land, located in the City of Richmond, CA, bounded by on the west by South 45th Street, on the north by the BART line, on the east by Interstate 80 and on the south by Wall Avenue	190 (including 1 manager unit)	New Construction	A limited partnership to be formed by Miraflores Community Devco LLC as sponsor	\$90,000,000

Agenda Item No. 3

Agenda Report

DATE: July 23, 2020
TO: CSCDA COMMISSIONERS
FROM: James Hamill, Managing Director
PURPOSE: Consent Calendar

SUMMARY:

2. Consideration of contract amendment for David Taussig & Associates (DTA) related to Renew Financial's CaliforniaFirst PACE program.

Renew Financial has a contract with DTA for assessment administration services. Since the PACE assessment is CSCDA's the contract is required to be with CSCDA, however services are paid for by Renew Financial. This is the second amendment to the contract which has been agreed to by both parties. DTA is increasing the annual per parcel fee from \$8.50 to \$20.00 and reducing the payoff calculation fee from \$100 to \$80 per calculation. CSCDA's General Counsel has reviewed the contract amendment.

Contract: <https://www.dropbox.com/s/zlie3o7l4bmtvn9/Renew%20CSCDA%20Second%20Amendment%206.22.2020.pdf?dl=0>

3. Consideration for resolution ratifying forms of documents for Petros PACE Finance commercial Open PACE financings.

CSCDA approved Petros PACE Finance as a commercial PACE administrator on May 17, 2018. The resolution for consideration today is to ratify the form of documents to be used for commercial PACE transactions. Documents have been reviewed by Jones Hall as PACE counsel which use the template CSCDA PACE documents.

Documents: <https://www.dropbox.com/sh/kibk8tmbmnwil3n/AABZHGBCuH8reCifyaUx77Rba?dl=0>

4. Consider and approve the levy of special taxes for fiscal year 2020-2021.

There are various annual reporting requirements with different reporting dates related to the California Statewide Communities Development Authority Community Facilities Districts Nos.

2012-01 (Fancher Creek), 2007-01 (Orinda Wilder Project), 2018-03 (Uptown Newport), 2016-02 (Delta Coves), 2015-01 (University District), 2016-01 (Napa Pipe), 2019-01 (333 North Prairie), and 2020-01 (Sand Creek). The requirements include, among other things, the presentation of the “Annual Special Tax Roll” for CFD No. 2012-01, CFD No. 2007-01, CFD 2018-03, CFD 2016-02, CFD 2015-01, CFD No. 2016-01, CFD No. 2019-01, and CFD No. 2020-01 respectively, to the Commission for consideration. The annual levy is necessary to pay debt service on the outstanding bonds and to pay for certain public services.

The special taxes being levied hereunder are at the same rate or at a lower rate than provided within each applicable Ordinance.

CFD No. 2012-01 (Fancher Creek):

The total Fiscal Year 2020-2021 special tax levy for CFD No. 2012-01 is \$311,017.03. The total Fiscal Year 2020-2021 Special Tax levy by improvement area within CFD No. 2012- 01 is as follows: \$261,543.52 for Improvement Area No. 1, \$0 for Improvement Area No. 2, and \$49,473.51 for Improvement Area No. 3.

CFD No. 2007-01 (Orinda Wilder Project):

The total Fiscal Year 2020-2021 special tax levy for CFD No. 2007-01 is \$2,340,432.92. The Fiscal Year 2020-2021 Facilities Special Tax levy is \$1,819,920.62 and the Fiscal Year 2020-2021 Services Special Tax Levy is \$520,512.30, each as outlined in the attached Special Tax Workbook for CFD No. 2007-01.

CFD No. 2018-03 (Uptown Newport):

The total Fiscal Year 2020-2021 special tax levy for CFD No. 2018-03 is \$267,499.96. CFD

No. 2016-02 (Delta Coves):

The total Fiscal Year 2020-2021 special tax levy for CFD No. 2016-02 is \$2,471,768.96. The total Fiscal Year 2020-2021 special tax levy by improvement area within CFD No. 2016-02 is as follows: \$2,287,141.24 for Improvement Area No. 1 and \$184,627.72 for Improvement Area No. 2.

CFD No. 2015-01 (University District):

The total Fiscal Year 2020-2021 special tax levy for CFD No. 2015-01 is \$2,224,770.72. The total Fiscal Year 2020-2021 special tax levy by improvement area within CFD No. 2015-01 is as follows: \$1,167,309.00 for Improvement Area No. 1 and \$1,057,461.72 for Improvement Area No. 2.

CFD No. 2016-01 (Napa Pipe):

The total Fiscal Year 2020-2021 special tax levy for CFD No. 2016-01 is \$1,822,799.68. The total Fiscal Year 2020-2021 Special Tax levy by tax zone within CFD No. 2016-01 is as follows: \$1,334,982.86 for Tax Zone No. 1, \$169,665.22 for Tax Zone No. 2, \$0.00 for Tax Zone No. 3, and \$318,151.60 for Tax Zone No. 4.

CFD No. 2019-01 (333 North Prairie):

The total Fiscal Year 2020-2021 special tax levy for CFD No. 2019-01 is

\$103,318.86. CFD No. 2020-01 (Sand Creek):

The total Fiscal Year 2020-2021 special tax levy for CFD No. 2020-01 is \$101,347.00.

ATTACHMENTS:

Special Tax Worksheets for CFD No. 2012-01, CFD No. 2007-01, CFD No. 2018-03, CFD No. 2016-02, CFD No. 2015-01, CFD No. 2016-01, CFD No. 2019-01, and CFD No. 2020-01.

<https://www.dropbox.com/sh/wvkrkff2wbbu2o5/AACBKFE44WEtTkIheFVY4BhJa?dl=0>



Agenda Item No. 5

Agenda Report

DATE: July 23, 2020

TO: CSCDA COMMISSIONERS

FROM: James Hamill, Managing Director

PROJECT: Atwell (City of Banning) – Community Facilities District (CFD)

PURPOSE: Conduct public hearing and consider certain resolutions related to the Atwell CFD (City of Banning, County of Riverside)

EXECUTIVE SUMMARY:

On June 18, 2020 the Commission approved the joint community facilities agreement, the resolution of intention to establish the Atwell CFD in the City of Banning (the “City”) and set the public hearing for today’s meeting. The second step in the formation of the CFD is being considered today. The CFD is being formed to finance public facilities and maintenance as outlined below.

The City approved the formation of the CFD by CSCDA on June 11, 2018.

BACKGROUND:

Pardee Homes has an approved master planned community in the City that will create up to 4,862 single and multifamily residential developments, with neighborhood and community parks, trails, a community center, and 2 elementary school sites. The financing will include the following improvements, fees and maintenance:

Public Capital Improvements:

- a. Public Streets, Freeway Interchange and other related improvements within public right of way
- b. Potable and Non-Potable Water Facilities
- c. Sewer Facilities
- d. Dry Utilities
- e. Public Parks, Park and Ride Lots, Community Center, Open Space and Landscaping
- f. Storm Water Drainage, Retention and Detention Facilities
- g. Fire Facilities, Police Facilities and other Government Facilities

City of Banning Development Impact Fees:

- a. Fire Facilities
- b. Police Facilities
- c. Traffic Control Facilities
- d. General Plan
- e. Park Land Development
- f. General City Facilities
- g. Energy Conservation
- h. New Electrical Service
- i. Water Connection
- j. Water Meter
- k. Sewer/Wastewater Connection
- l. Any other Capital Improvement, Development Impact, Mitigation, Capacity or Connection Fees and Charges

Maintenance:

The types of services authorized to be financed are police protection services, fire protection and suppression services, ambulance and paramedic services, lighting of parks, parkways, streets, traffic signals, roads and open space, flood and storm protection and water quality improvement services.

The financing is estimated to not exceed \$16,000,000 and will be brought back to the Commission for completion of the formation of the CFD, and for final approval of the bond issuance.

COMMISSION ACTION RECOMMENDED BY THE EXECUTIVE DIRECTOR:

CSCDA's Managing Director recommends approving the following resolutions:

1. Conduct public hearing (hearing to be held at 2 p.m. or shortly thereafter):
 - a. Open CFD No. 2020-02 Public Hearing.
 - b. Close CFD No. 2020-02 Public Hearing.
2. Consideration of the following resolutions with respect to formation of CFD No. 2020-02:
 - a. Resolution of formation establishing CFD No. 2020-02, designating Improvement Area No. 1 therein and providing for the levy of a special tax to finance certain public improvements, and identifying territory proposed for annexation to CFD No. 2020-02 in the future to levy special taxes therein.
 - b. Resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements to mitigate the impacts of development within Improvement Area No. 1 of CFD No. 2020-02.
 - c. Resolution calling special mailed-ballot election within Improvement Area No. 1 of CFD No. 2020-02.

3. Conduct special election within Improvement Area No. 1 of CFD No. 2020-02.
4. Consider resolution declaring result of special mailed-ballot election within Improvement Area No. 1 of CFD No. 2020-02.
5. Conduct first reading of “Ordinance Levying a Special Tax for Fiscal Year 2020- 2021 and Following Fiscal Years Solely Within and Relating to Improvement Area No. 1 of the California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California”.

Documents: <https://www.dropbox.com/sh/ai40tsdzubtmaay/AAD3vQSNQ9E0v3j07F33sBFRa?dl=0>



Agenda Item No. 6

Agenda Report

- DATE:** July 23, 2020
- TO:** CSCDA COMMISSIONERS
- FROM:** James Hamill, Managing Director
- PURPOSE:** SCIP 2020B - Consider the following resolutions to initiate proceedings to form Community Facilities District No. 2020-03 (Windrows), City of Fontana, County of San Bernardino:
- i. A resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2020-03 (Windrows), City of Fontana, County of San Bernardino, State of California and to levy a special tax therein to finance certain public improvements.
 - ii. A resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2020-03 (Windrows), City of Fontana, County of San Bernardino, State of California and calling for a public hearing.

BACKGROUND AND SUMMARY:

The actions requested today by the Commission are the first steps in connection with financing approximately \$1.2MM in impact fees for a 112-unit condominium project located in the City of Fontana (the "City"). The financing will be included in the SCIP 2020B pool. The City has requested that the community facilities district (CFD) mechanism be used versus the assessment district model under SCIP. Recent amendments to the SCIP program allow the CFD mechanism to be integrated into the existing pooled program. The approval requested today was not part of the July 9th resolution of intention for SCIP 2020B due to the fact that the City had not approved participation in the SCIP program until July 14th.

The resolutions/notices include the following actions:

1. A resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2020-03 (Windrows), City of Fontana, County of San Bernardino, State of California and to levy a special tax therein to finance certain public improvements.
2. A resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2020-03 (Windrows), City of Fontana, County of San Bernardino, State of California and calling for a public hearing.
3. Setting the public hearing of protests and providing property owner ballots for September 3, 2020 at 2:00 pm.

Subsequent approvals of the financing will be brought back to the Commission at future meetings, and incorporated into the SCIP 2020B pool.

RECOMMENDED ACTION:

CSCDA's Managing Director recommends approval of the resolutions as presented to the Commission and setting the public hearing for September 3, 2020 at 2:00 pm.

Documents: <https://www.dropbox.com/sh/j4eya8unc83ahqy/AADv07LGq10S3cb5x1xlQkKla?dl=0>



Agenda Item No. 7

Agenda Report

DATE: July 23, 2020

TO: CSCDA COMMISSIONERS

FROM: Cathy Bando, Executive Director

SUBJECT: Consideration of sponsorships for the Local Government Summer Institute (LGSi) at Stanford and the California City Management Foundation (CCMF)

BACKGROUND:

CSCDA has received requests from the LGSi and CCMF for sponsorships and carryover sponsorships for 2021 as outlined below.

LGSi

On August 22, 2019 the CSCDA Commission approved a \$24,000 sponsorship for four scholarships for the LGSi program at Stanford in July, 2020. Due to COVID-19 the LGSi program was cancelled for 2020. The LGSi program has requested CSCDA rollover its 2020 sponsorship to 2021. In addition, due to the potential upcoming budget cuts at the local government level, the LGSi has requested that CSCDA consider an additional sponsorship now of \$24,000 for the 2021 program to allow eight scholarships be offered to local government participants.

CCMF

CSCDA has been a Foundation Circle sponsor of CCMF since 2015 in the amount of \$10,000 per year. The sponsorship includes social media promotion via CCMF, six guests at the CCMF dinner at the annual City Managers Conference and recognition on the CCMF website.

CSCDA's Executive Director and Staff are also working with the League of California Cities to incorporate a more significant presence at the League's City Managers conference.

RECOMMENDATION:

The Executive Director recommends a rollover of the 2020 LGSi sponsorship to the 2021 program, and to review an additional sponsorship for 2021 in January, 2021. It is also recommended CSCDA move to a Corporate Benefactor sponsor for CCMF in the amount of \$3,000 due to the uncertainty of sponsorship benefits such as the City Managers dinner, with the potential to increase the sponsorship to \$10,000 if the

City Managers dinner happens in 2021. In addition, the Executive Director will continue to review and bring back additional recommendations for sponsorships in light of the current environment.



Agenda Item No. 8

Agenda Report

DATE: July 23, 2020
TO: CSCDA COMMISSIONERS
FROM: Jon Penkower & James Hamill, Managing Directors
PURPOSE: CSCDA Market Update

The following is an update of recent activities in CSCDA's programs:

Affordable Housing:

- CSCDA closed one affordable housing transaction in June totaling \$85MM that preserved 325 affordable housing units in the City of San Pablo. <http://www.cscda.org/Resources/News/>
- CSCDA Commission approved new workforce housing program in-concept at the July 9th meeting.

Nonprofits:

- Closed \$170MM healthcare financing in Southern California for Emanate Health for three hospitals located in the cities of West Covina, Covina and Glendora.
- Closed \$7MM refinancing for St. Paul's Episcopal School in the City of Oakland.
- Refinancings for private schools in San Francisco and Santa Rosa are forthcoming, with closings in August.

Statewide Community Infrastructure Program/Community Facilities Districts:

- Closed SCIP Spring Pooled Bonds Series 2020A which provided financing for nine projects in four cities and three unincorporated county areas.
- SCIP's annual fall "Series B" is currently underway. This transaction is comprised of nine projects located in seven counties within California. The SCIP 2020B Bonds are expected to be sold this coming September.

- The SCIP newsletter, with highlights, was posted to the website and social media.
[http://www.cscda.org/Infrastructure-Finance-Programs/Statewide-Community-Infrastructure-Program-\(SCIP\)/SCIP-Newsletter/SCIP_Newsletter.aspx](http://www.cscda.org/Infrastructure-Finance-Programs/Statewide-Community-Infrastructure-Program-(SCIP)/SCIP-Newsletter/SCIP_Newsletter.aspx)
- Cities of Anaheim and Fontana recently joined the SCIP program.
- CFD formations and financings are still moving forward. Financings closing in the next quarter are in Inglewood, Oxnard and Contra Costa County.
- Interest in future SCIP rounds and CFDs remains strong from the development community.

PACE

- Generally, the residential PACE administrators are seeing an increase in applications, with the construction market open again.
- Closed four commercial PACE transactions in June and activity appears to be on the rise.

City/County Resources

- Have only received one inquiry for a TRAN. Members not looking at debt financing as a tool in the current market. More interested in cutting costs.