



**CSCDA**  
 CALIFORNIA STATEWIDE COMMUNITIES  
 DEVELOPMENT AUTHORITY



California State Association of Counties



LEAGUE OF  
 CALIFORNIA  
 CITIES

**REGULAR MEETING AGENDA**  
**October 14, 2021**  
**2:00 pm**

*Pursuant to Government Code Section 54953(e) (Assembly Bill 361), Commissioners of the California Statewide Communities 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 experience technical problems with the telephonic meeting, please contact info@cscda.org or 1-800-531-7476 for assistance. 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"/> Niroop Srivatsa, Alt. Member
<input type="checkbox"/> Jordan Kaufman, Treasurer	
<input type="checkbox"/> Dan Mierzwa, Member	
2. Consideration of the Minutes of the October 7, 2021 Regular Meeting.
3. Public Comment

**B. ITEMS FOR CONSIDERATION AND ACTION**

4. Statewide Community Infrastructure Program (SCIP):
  - a. Conduct proceedings with respect to the Statewide Community Infrastructure Program (“SCIP”) for Statewide Community Infrastructure Program Assessment District No. 21- 03 (3 Roots (Districts I & II) City of San Diego, County of San Diego (the “Assessment District”))
    1. Open Assessment District public hearing.
    2. Close Assessment District public hearing.

This \_\_\_ page agenda was posted at 1100 K Street, Sacramento, California on \_\_\_\_\_, 2021 at \_\_\_: \_\_ m, Signed \_\_\_\_\_. Please email signed page to info@cscda.org

- b. Conduct following actions with respect to the Assessment District:
  - 1. Open assessment ballots of landowners within the Assessment District and announce results.
  - 2. Consideration of resolution approving final engineer's report, levying assessments, ordering the financing of specified development impact fees, confirming the amount of unpaid assessments and directing related actions in relation to the Assessment District.
- 5. Conduct second reading and adoption of "Ordinance Levying a Special Tax for Fiscal Year 2021-2022 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2021-03 (Laurel Ranch), City of Antioch, County of Contra Costa, State of California".

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

- 6. Executive Director Update.
- 7. Staff Updates.
- 8. Adjourn.

**NEXT MEETING:** Thursday, October 21, 2021 at 2:00 p.m.



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## MINUTES

### REGULAR MEETING AGENDA

October 7, 2021

2:00 pm or upon adjournment of the CSCDA Special Meeting

Commission Chair Kevin O'Rourke called the meeting to order at 2:03 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 Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Sendy Young, CSAC Finance Corporation; Tricia Ortiz, Richards Watson & Gershon; and Norman Coppinger, League of California Cities; and Patricia Eichar, Orrick, Herrington & Sutcliffe.

2. Consideration of the Minutes of September 30, 2021 Regular Meeting.

The Commission approved the September 30, 2021 Regular Meeting minutes.

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

3. Consideration of the Consent Calendar.

The Commission approved the Consent Calendar.

1. Consideration of agreement with DTA Finance for assessment administration services associated with Rockwood PACE.

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

4. Public Comment.

There was no public comment.

5. 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. Hebrew Home for Aged Disabled d/b/a San Francisco Campus for Jewish Living, City and County of San Francisco, issue up to \$35,000,000 in nonprofit revenue bonds.

Executive Director Barna gave an overview of the project, and the financing complies with CSCDA's general and issuance policies. SFCJL, a 501c3 nonprofit organization, has requested that CSCDA issue revenue bonds in an amount not to exceed \$35,000,000 for the construction, renovation, improvement, equipping and furnishing of continuing care retirement facilities. CSCDA's Executive Director recommended that the Commission adopt the resolution.

***Motion to approve by T. Snellings. Second by M. Raines. Unanimously approved by roll-call vote.***

- b. Montage Health, County of Monterey, issue up to \$165,000,000 in nonprofit revenue bonds.

Executive Director Barna gave an overview of the project, and the financing complies with CSCDA's general and issuance policies. Montage Health, a 501c3 nonprofit organization, has requested that CSCDA issue revenue bonds in an amount not to exceed \$165,000,000 for the construction, equipping and furnishing of healthcare facilities, and to refund existing bonds. This will be Montage's sixth financing with CSCDA. CSCDA's Executive Director recommended that the Commission adopt the resolution.

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

- c. Redwood Gardens Renewal, LP (Redwood Gardens Apartments), City of Berkeley, County of Alameda; issue up to \$40,000,000 in multi-family housing revenue bonds.

Staff gave an overview of the project, and the financing complies with CSCDA's general and issuance policies for unrated debt. The project is an acquisition and rehabilitation of 169 units of rental affordable housing. 100% of the units will be rent restricted for low-income residents. This will be the Foundation's fourth financing with CSCDA. Staff recommended that the Commission adopt the resolution.

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

6. Community Facilities District No. 2021-03 (Laurel Ranch) ("CFD No. 2021-03")
  - a. Conduct public hearing (hearing to be held at 2 p.m. or shortly thereafter):
    - i. Open CFD No. 2021-03 Public Hearing.
    - ii. Close CFD No. 2021-03 Public Hearing.

Commission Chair Kevin O'Rourke opened the public hearing with respect to the Community Facilities District No. 2021-03. There were no oral or written comments from the public. The hearing was closed.

***Motion to close hearing by M. Raines. Second by T. Snellings. Unanimously approved by roll-call vote.***

- b. Consideration of the following resolutions with respect to formation of CFD No. 2021-03:
  - i. Resolution of formation establishing CFD No. 2021-03 providing for the levy of a special tax to finance certain public improvements.

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

- ii. Resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements to mitigate the impacts of development within CFD No. 2021-03.

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

- iii. Resolution calling special mailed-ballot election within CFD No. 2021-03.

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

- c. Conduct special election within CFD No. 2021-01.
- d. Consider resolution declaring result of special mailed-ballot election within CFD No. 2021-03.

All ballots have been cast in favor, and no ballots have been cast opposed. The assessment districts are being formed for the purpose of financing certain improvements and/or development impact fees.

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

- e. Conduct first reading of "Ordinance Levying a Special Tax for Fiscal Year 2021-2022 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2021-03 (Laurel Ranch), City of Antioch, County of Contra Costa, State of California".

***Motion to approve by M. Raines. Second by T. Snellings. Unanimously approved by roll-call vote.***

7. Executive Director Update.

Executive Director Barna informed the Commission that the CSAC Executive Committee appointed Matt Jennings as an alternative to the Commission. Matt serves as the Treasurer-Tax Collector for the County of Riverside.

8. Staff Update.

Staff had no update.

9. Adjourn.

The meeting was adjourned at 2:28 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

**NEXT MEETING:** Thursday, October 14, 2021 at 2:00 p.m.



## **Agenda Item No. 4**

### **Agenda Report**

**DATE:** October 14, 2021

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Barna, Executive Director

**PROJECT:** 3Roots (City of San Diego)– Assessment District

**PURPOSE:** Conduct proceedings with respect to the Statewide Community Infrastructure Program (“SCIP”) for Statewide Community Infrastructure Program Assessment District No. 21-03 (3 Roots (Districts I & II)) City of San Diego, County of San Diego (the “Assessment District”)

- a. Open Assessment District public hearing.
- b. Close Assessment District public hearing.

Conduct following actions with respect to the Assessment District:

- a. Open assessment ballots of landowners within the Assessment District and announce results.
- b. Consideration of resolution approving final engineer’s report, levying assessments, ordering the financing of specified development impact fees, confirming the amount of unpaid assessments and directing related actions in relation to the Assessment District.

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#### **EXECUTIVE SUMMARY:**

- On August 26, 2021 the Commission approved the resolution of intention, proposed boundary map and the preliminary engineer’s report for 3Roots.
- The public hearing was set for October 14, 2021.
- The action requested today is the second step in the formation of Statewide Community Infrastructure Program (SCIP) Assessment District No. 21-03 (3Roots (Districts I&II)) located in the City of San Diego, California (the “City”). 3Roots (Districts I&II) is being formed to finance City of San Diego impact fees. The City of San Diego has adopted the SCIP resolution.



## **BACKGROUND:**

3Roots (Districts I&II) will be formed to fund the impact fees for the Mira Mesa Public Facilities Financing Plan and Facilities Benefit Assessment fee for 185 residential units in District I and 646 residential units in District II.

Located in the hills of Sorrento Mesa in San Diego, 3Roots is a wellness-based masterplan community with a focus on health and nature by Lennar Homes. 3Roots is San Diego's first Climate Action Planned Community designed to meet federal standards for renewable energy and carbon emission reductions. Paths and paseos connect residents to everyone and everywhere. The Mobility Hub centralizes bicycle and car sharing. Electric car charging stations abound, and every home is solar powered with a new focus on efficient and healthier indoor environments. Strategically located between the I-15 and I-805, the local area features restaurants, shopping centers and attractions. Homeowners will have access to several amenities, including a clubhouse with a fitness center, swimming pool, parks and walking trails.

The financing is estimated to not exceed \$22,000,000 and will be brought back to the Commission for completion of the formation of 3Roots (Districts I&II), and for final approval of the bond issuance.

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

CSCDA's Executive Director recommends the following:

1. Conduct proceedings with respect to the Statewide Community Infrastructure Program ("SCIP") for Statewide Community Infrastructure Program Assessment District No. 21-03 (3 Roots (Districts I & II)) City of San Diego, County of San Diego (the "Assessment District")
  - a. Open Assessment District public hearing.
  - b. Close Assessment District public hearing.
2. Conduct following actions with respect to the Assessment District:
  - a. Open assessment ballots of landowners within the Assessment District and announce results.
  - b. Consideration of resolution approving final engineer's report, levying assessments, ordering the financing of specified development impact fees, confirming the amount of unpaid assessments and directing related actions in relation to the Assessment District.

Documents: <https://www.dropbox.com/sh/c3mlw19e2a5mikm/AABq8YH6NjmWlAdJzn0gXa9ea?dl=0>



## **Agenda Item No. 5**

### **Agenda Report**

**DATE:** October 14, 2021

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Barna, Executive Director

**PROJECT:** Laurel Ranch (City of Antioch)– Community Facilities District (CFD)

**PURPOSE:** Conduct second reading and adoption of “Ordinance Levying a Special Tax for Fiscal Year 2021-2022 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2021-03 (Laurel Ranch), City of Antioch, County of Contra Costa, State of California”.

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#### **EXECUTIVE SUMMARY:**

- On August 26, 2021, the Commission adopted a resolution approving a joint community facilities agreement, form of acquisition agreements and declared the intent to form the communities facilities district for the Laurel Ranch Project in the City of Antioch.
- On October 7, 2021, the Commission conducted the public hearing and adopted the resolution forming the District, including the first reading of the ordinance levying a special tax.
- The action requested today is the last step in the formation of the community facilities district.
- The CFD is being formed to finance public facilities and fees for the City. The City unanimously approved the formation of the CFD by CSCDA on August 10, 2021.
- Consideration for the issuance of bonds for the District will be brought back to the Commission at a later date.

#### **BACKGROUND:**

The Laurel Ranch Project ("Project") of Richland Communities ("Developer") is located in the City and involves the development of approximately 52.68 acres of property. The Project will be comprised of 179 tentative mapped lots which will consist of 92 cluster lots and 87 traditional single- family lots. Off-site work on Laurel Road and Country Hills Drive is currently underway, pursuant to a cost sharing agreement with another developer Davidon Homes.

Authorized improvements and fees that may be funded through the CFD include the following:

**Authorized Facilities and Fees**

(a) In-Tract Improvements	\$4,496,029
(b) Laurel Road Improvements	\$2,980,748
(c) Country Hill Drive Improvements	\$2,068,103
(d) East Lone Tree Specific Plan Infrastructure Fee	\$2,774,500

**Total:** \$12,319,430

**Developer Contribution:** \$ 6,488,351

**Estimated Par Amount of CFD:** \$ 6,725,000

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

CSCDA’s Executive Director recommends the following actions and consideration of resolutions:

1. Conduct second reading and adoption of “Ordinance Levying a Special Tax for Fiscal Year 2021-2022 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2021-03 (Laurel Ranch), City of Antioch, County of Contra Costa, State of California”. (Attachment A)

**Attachment A**

**ORDINANCE NO. 21ORD-[ ]**

**CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY**

**ORDINANCE LEVYING A SPECIAL TAX FOR FISCAL YEAR 2021-2022  
AND FOLLOWING FISCAL YEARS SOLELY WITHIN AND RELATING  
TO THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT  
AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2021-03  
(LAUREL RANCH), CITY OF ANTIOCH, COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA**

BE IT ENACTED BY THE COMMISSION OF THE CALIFORNIA  
STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY:

SECTION 1. Pursuant to California Government Code Sections 53316 and 53340, and in accordance with the Rate and Method of Apportionment (the “RMA”), as set forth in Exhibit E of Resolution No. 21SCIP-91 (the “Resolution of Intention”) adopted August 26, 2021, as incorporated into Resolution No. 21SCIP-[ ] (the “Resolution of Formation”) adopted October 7, 2021, with respect to the California Statewide Communities Development Authority Community Facilities District No. 2021-03 (Laurel Ranch), City of Antioch, County of Contra Costa, State of California (the “Community Facilities District”), a special tax is hereby levied on all taxable parcels within the Community Facilities District for the 2021-2022 fiscal year and for all subsequent fiscal years in the amount determined by the Community Facilities District in accordance with the RMA, until collection of the Special Tax by the Commission ceases and a Notice of Cessation of Special Tax is recorded in accordance with Section 53330.5 of the Act, provided that this amount may in any fiscal year be levied at a lesser amount by resolution of the Commission.

SECTION 2. The Authority’s special tax consultant, currently DTA, Inc., 99 Almaden Blvd., Suite 875, San Jose, California 95113, telephone (800) 969-4382, is authorized and directed, with the aid of the appropriate officers and agents of the Authority, to determine each year, without further action of the Commission, the appropriate amount of the Special Tax (pursuant to, and as that term is defined in, the Resolution of Formation) to be levied for the Community Facilities District, to prepare the annual Special Tax roll in accordance with the RMA, and to present the roll to the Commission for consideration.

SECTION 3. Upon approval by the Commission, whether as submitted or as modified by the Commission, the special tax consultant is authorized and directed, without further action of the Commission, to provide all necessary and appropriate information to the Contra Costa County Auditor in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the Special Tax on the secured property tax roll of the County; provided,

that as stated in the Resolution of Formation and in Section 53340 of the California Government Code, the Commission has reserved the right to utilize any method of collecting the Special Tax which it shall, from time to time, determine to be in the best interests of the Authority, including but not limited to, direct billing by the Authority to the property owners, supplemental billing and, under the circumstances provided by law, judicial foreclosure, all or any of which the Commission may implement in its discretion by resolution.

SECTION 4. The appropriate officers and agents of the Authority are authorized to make adjustments to the Special Tax roll prior to the final posting of the Special Tax to the Contra Costa County tax roll each fiscal year, as may be necessary to achieve a correct match of the Special Tax levy with the assessor's parcel numbers finally utilized by the Contra Costa County Auditor in sending out property tax bills.

SECTION 5. The Authority agrees that, in the event the Special Tax is collected on the secured tax roll of Contra Costa County, the County may charge its reasonable and agreed charges for collecting the Special Tax as allowed by law, prior to remitting the Special Tax collections to the Authority.

SECTION 6. Taxpayers claiming that the amount of the Special Tax on their property is not correct are referred to Section F of the RMA for the proper claims procedure.

SECTION 7. If for any cause any portion of this Ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the balance of this Ordinance, and the application of the Special Tax to all other parcels, shall not be affected.

SECTION 8. This Ordinance shall take effect and be in force thirty (30) days after its final passage; and before the expiration of fifteen (15) days after its passage the same shall be published, with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the area of the Community Facilities District.

\* \* \*

I, the undersigned, the duly appointed and qualified representative of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing ordinance was first read at a regular meeting of the Commission on October 7, 2021, and was duly passed and adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on [\_\_\_\_\_], 2021.

AYES: [\_\_\_\_\_]

NOES: [\_\_\_\_\_]

ABSENT: [\_\_\_\_\_]

ABSTAIN: [\_\_\_\_\_]

By: \_\_\_\_\_

Authorized Signatory  
California Statewide Communities  
Development Authority