



CSCDA
 CALIFORNIA STATEWIDE COMMUNITIES
 DEVELOPMENT AUTHORITY



California State Association of Counties



LEAGUE OF
 CALIFORNIA
 CITIES

REGULAR MEETING AGENDA
April 7, 2022 at 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 669-900-9128, Meeting ID 259-798-2423, Passcode 129070. 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.

- | | |
|---------------------------------|------------------------------------|
| _____ Tim Snellings, Chair | _____ Marcia Raines, Member |
| _____ Brian Moura, Vice Chair | _____ Brian Stiger, Member |
| _____ Kevin O’Rourke, Secretary | _____ Niroop Srivatsa, Alt. Member |
| _____ Jordan Kaufman, Treasurer | _____ Jim Erb, Alt. Member |
| _____ Dan Mierzwa, Member | |

2. Consideration of the minutes of the March 17, 2022 Regular Meeting.

3. Consent Calendar.

4. Public Comment.

B. ITEMS FOR CONSIDERATION AND ACTION

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. A0702 Morgan Hill, L.P. (Royal Oak Village Apartments), City of Morgan Hill, County of Santa Clara; issue up to \$40,000,000 in multi-family housing revenue bonds.
- b. 2nd & B LP (2nd & B Street Apartments), City of Oxnard, County of Ventura; issue up to \$25,000,000 in multi-family housing revenue bonds.

6. Statewide Community Infrastructure Program (SCIP) 2022A:
 - a. Conduct proceedings with respect to the Statewide Community Infrastructure Program (“SCIP”) for certain Assessment Districts (collectively, the “Assessment Districts”) for multiple development projects:
 1. Open consolidated Assessment District public hearing.
 2. Close consolidated Assessment District public hearing.
 - b. Conduct following actions with respect to the SCIP Assessment Districts:
 1. Open assessment ballots of landowners within the Assessment Districts and announce results.
 2. Consideration of 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 in relation to the Assessment Districts.
 - c. Conduct following actions with respect to issuance of SCIP Local Obligations and Revenue Bonds:
 1. Consideration of resolution providing for the issuance of SCIP limited obligation improvement bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.
 2. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$24 million of SCIP Revenue Bonds, Series 2022A and approving the forms of a trust agreement, a bond purchase agreement, a continuing disclosure certificate, an official statement, and authorizing certain other actions in connection therewith.
7. Community Facilities District No. 2022-02 (Point Martin) (“CFD No. 2022-02”)
 - a. Conduct public hearing continued from March 17, 2022 (hearing to be held at 2:00 p.m. or shortly thereafter):
 1. Open continued CFD No. 2022-02 Public Hearing.
 2. Close CFD No. 2022-02 Public Hearing.
 - b. Consideration of the following resolutions with respect to formation of CFD No. 2022-02:
 1. Resolution of formation establishing CFD No. 2022-02 providing for the levy of a special tax to finance certain public improvements and certain development impact fees.

2. Resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within CFD No. 2022-02.

3. Resolution calling special mailed-ballot election within CFD No. 2022-02.

c. Conduct special election within CFD No. 2022-02.

d. Consider resolution declaring results of special mailed-ballot election within CFD No. 2022-02.

e. Conduct first reading of “Ordinance Levying a Special Tax for Fiscal Year 2022-2023 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2022-02 (Point Martin), City of Daly City, County of San Mateo, State of California.”

8. Community Facilities District No. 2016-02 (Delta Coves):

a. Consideration of a resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2016-02 (Delta Coves) Special Tax Bonds, Series 2022, in an aggregate principal amount not to exceed \$24,000,000; authorizing the execution and delivery of a third supplemental indenture providing for the issuance of such bonds; approving a bond purchase contract providing for the sale of such bonds; approving an official statement; approving a continuing disclosure certificate; authorizing the sale of such bonds; and authorizing related actions and the execution of related documents in connection with the issuance, sale and delivery of such bonds.

9. Consideration of the following resolutions with respect to Community Facilities District No. 2022-03 (Sheldon Farms), City of Elk Grove, County of Sacramento, State of California (“CFD No. 2022-03”)

a. Resolution approving joint community facilities agreements and declaring intention to establish CFD No. 2022-03, and to levy special taxes therein to finance certain public improvements and to identify territory proposed for annexation to the community facilities district in the future.

b. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within CFD No. 2022-03 and territory proposed for annexation to the community facilities district in the future and calling for a public hearing.

10. Consideration of a resolution approving and directing execution and delivery of bond purchase agreements related to bonds issued by the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island).

11. Consideration of North Bridge as a CSCDA Commercial PACE Capital Provider.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

12. Executive Director Update.

13. Staff Updates.

14. Adjourn.

NEXT MEETING: Thursday, April 21, 2022 at 2:00 p.m.

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

CONSENT CALENDAR

1. Reconsider the circumstances of the COVID-19 state of emergency and make findings in connection therewith to authorize meetings to be held via teleconferencing pursuant to Government Code Section 54953(e).
2. Consideration of special tax consultant services agreement with Goodwin Consulting relating to Somo Village Community Facilities District, City of Rohnert Park, County of Sonoma.
3. Consideration of updated PACE documents related to Fortifi.
4. Consideration of a resolution approving and authorizing the execution of the first amendment to acquisition agreement relating to the California Statewide Communities Development Authority Community Facilities District No. 2021-02 (Citro), County of San Diego, State of California, by and among the California Statewide Communities Development Authority, the Rainbow Municipal Water District and Tri Pointe Homes IE-SD, Inc.

April 7, 2022