



**CSCDA**  
 CALIFORNIA STATEWIDE COMMUNITIES  
 DEVELOPMENT AUTHORITY



California State Association of Counties



LEAGUE OF  
 CALIFORNIA  
 CITIES

**REGULAR MEETING AGENDA**  
**February 2, 2023 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 January 19, 2022 Regular Meeting.
3. Consent Calendar.
4. Public Comment.

**B. ITEMS FOR CONSIDERATION AND ACTION**

5. Consideration of the following resolutions relating to the issuance of Statewide Community Infrastructure Program special tax revenue bonds and various special tax local obligations for CFD No. 2022-04 (Pioneer), City of Woodland, County of Yolo; CFD No. 2022-05 (Parkside), City of Woodland, County of Yolo; and CFD No. 2022-06 (Prudler), City of Woodland, County of Yolo:

- a. A resolution approving the issuance of the California Statewide Communities Development Authority Statewide Community Infrastructure Program Special Tax

Revenue Bonds, Series 2023A, in an aggregate principal amount not to exceed \$14,600,000, and the California Statewide Communities Development Authority Statewide Community Infrastructure Program Special Tax Revenue Bonds, Series 2023B (Federally Taxable), in an aggregate principal amount not to exceed \$8,400,000; authorizing the execution and delivery of a trust agreement 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.

b. A resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2022-04 (Pioneer) Special Tax Bonds, Series 2023A, in an aggregate principal amount not to exceed \$5,200,000, and the California Statewide Communities Development Authority Community Facilities District No. 2022-04 (Pioneer) Special Tax Bonds, Taxable Series 2023B, in an aggregate principal amount not to exceed \$2,800,000; authorizing the execution and delivery of an indenture providing for the issuance of such bonds; and authorizing related actions and the execution of related documents in connection with the issuance, sale and delivery of such bonds.

c. A resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2022-05 (Parkside) Special Tax Bonds, Series 2023A, in an aggregate principal amount not to exceed \$2,300,000, and the California Statewide Communities Development Authority Community Facilities District No. 2022-05 (Parkside) Special Tax Bonds, Taxable Series 2023B, in an aggregate principal amount not to exceed \$1,800,000; authorizing the execution and delivery of an indenture providing for the issuance of such bonds; and authorizing related actions and the execution of related documents in connection with the issuance, sale and delivery of such bonds.

d. A resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2022-06 (Prudler) Special Tax Bonds, Series 2023A, in an aggregate principal amount not to exceed \$7,100,000, and the California Statewide Communities Development Authority Community Facilities District No. 2022-06 (Prudler) Special Tax Bonds, Taxable Series 2023B, in an aggregate principal amount not to exceed \$3,800,000; authorizing the execution and delivery of an indenture providing for the issuance of such bonds; and authorizing related actions and the execution of related documents in connection with the issuance, sale and delivery of such bonds.

6. Conduct second reading and adopt the respective ordinances levying a special tax for fiscal year 2022-2023 and following fiscal years within Improvement Area No. 1 in CFD No. 2022-12 (SOMO Village) and within CFD No. 2022-13 (Point Martin).
7. Consideration of a resolution approving the issuance of CSCDA Open PACE bonds to provide refinancing of property assessed clean energy improvements on nonresidential

property and residential property with four or more units where the improvements were installed by a prior owner.

8. Consideration of resolution approving the issuance of CSCDA Open PACE limited obligation improvement bonds and the levy of contractual assessments for commercial properties where PACE Loan Group, LLC (or its affiliate) is the administrator, approving fixed interest rate and draw-down structures, directing and approving the forms of related documents, directing staff to report to the commission, and approving related documents and actions.

9. Closed Session.

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
(Paragraph (1) of subdivision (d) of Section 54956.9 of the California Government Code)

Name of Case: *Rosebrook 58, LLC v. California Statewide Communities Development Authority* (Contra Costa County Superior Court Case No. C-22-00991)

10. Consider Setting Time of February 16, 2023 Regular Meeting at 11:00 AM.

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

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

**NEXT MEETING:** Thursday February 16, 2023 at 11:00 a.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 a resolution authorizing CSCDA Open PACE limited obligation improvement bonds to be registered and held in book-entry form with DTC where any authorized commercial Open PACE program administrator or capital provider so elects, approving appropriate changes to the program reports for CSCDA Open PACE, and approving related documents and actions.
3. Inducement of Two Worlds II Preservation Limited Partnership (Two Worlds Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20 million in multi-family housing revenue bonds.
4. Inducement of St. Andrews Second Preservation Limited Partnership (St. Andrews Arms & Second Avenue Apartments), City of Los Angeles, County of Los Angeles; issue up to \$22 million in multi-family housing revenue bonds.
5. Inducement of Panorama II Preservation Limited Partnership (Panorama View Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25 million in multi-family housing revenue bonds.
6. Inducement of Palm Communities (Tres Lagos Apartments Phase 2), City of Wildomar, County of Riverside; issue up to \$40 million in multi-family housing revenue bonds.

February 2, 2023