



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY



SCIP
Statewide Community Infrastructure Program

NEWSLETTER

FEBRUARY 2023



Greetings - you are receiving this newsletter because you have been identified as a party that could potentially benefit from using the Statewide Community Infrastructure Program to finance impact fees and improvements related to new development projects or to refinance currently outstanding Special Assessment District or Community Facilities District debt.

You may reply directly to this email with any questions about participating in the Program.

Don't forget to add service@elabra.com to your contact list to ensure that future distributions land in your inbox!

Applications Open for SCIP 2023B Bonds

SCIP 2023B Applications Due April 1st!

Application deadline for the Statewide Community Infrastructure Program's Annual Spring "Series B" financing is April 1, 2023. SCIP 2023B is expected to price in August 2023 and close in September 2023. The schedule for SCIP 2023B is provided below:

Application Deadline

Applications due April 1, 2023

April 2023 - May 2023

Prepare Preliminary Engineer's Reports

June 2023

Commence Proceedings

August 2023

Hold public hearing to approve Bond Sale

August 2023 - September 2023

Sell Bonds and Deliver Funds



Recent Bond Sale

CSCDA Community Facilities District No. 2022-07 Improvement Area No. 1 (Watson Ranch) Special Tax Bonds, Series 2023 (\$6.595 million)

On January 25, 2023, the California Statewide Communities Development Authority ("CSCDA") sold the Community Facilities District No. 2022-07 Improvement Area No. 1 (Watson Ranch) Special Tax Bonds, Series 2023. A total of \$6.595 million of tax-exempt bonds were sold to four institutional accounts and various retail investors. A total of \$12.4 million of orders were generated, of which \$2.6 million were from retail buyers.



The 2023 Bonds were amongst the first non-rated California land secured credits sold in 2023. Final maturity was in 30 years. The 2023 Bonds were well-received by investors. The 2023 Bonds were sold at a True Interest Cost of 5.07%, and proceeds will be used to finance the construction of various public improvements and facilities necessary to support the residential development of 98 single family homes.

This CFD, including Improvement Area No. 1 ("IA-1"), was formed in 2022. IA-1 is a part of the Watson Ranch Specific Plan and is located in the City of American Canyon within Napa County. McGrath Properties, Inc is the Master Developer of this project, but the homes within IA-1 will be built by D.R. Horton. The Watson Ranch Project is approved for the development of over 250 residential units, 234,000 sq. ft. of commercial property and a 200-room hotel on a total of 308.7 acres.

Sale in Progress: SCIP 2023A Bonds (\$28.63 million)

SCIP 2023A remains on schedule. Due diligence is presently underway and the public hearing is scheduled for April 6th. The bond sale is anticipated to occur late-April or early-May. Total estimated par amount is \$28.63 million. Approximately \$18 million of development impact fees and \$5 million of public improvements are expected to be funded from the SCIP 2023A Bond proceeds. The twelve projects participating in SCIP 2023A are located throughout California and when complete these residential developments are expected to add 1,064 residential units to the California housing supply.

Local Agency	Project	Developer	No. of Units	Est. Par Amount
El Dorado, County of	La Canada (Phase I)	La Jolla Pacific Investments, LLC	24	\$1,910,000
	Promontory	Lennar Homes of California, LLC	32	2,145,000
Lancaster, City of	Ironwood	KB Home of Greater	68	1,075,000
	Sonora	Los Angeles Inc.	157	2,260,000
Desert Hot Springs, City of	Palari Villas	Palari Villas DHS Inc.	77	1,045,000
Indio, City of	Northgate Crossing	LGI Homes - California, LLC	115	2,595,000
Elk Grove, City of	Elliott Springs	Elliott Homes	98	4,015,000
Sacramento, County of	Park Place	Northwest Home Company, Inc.	48	1,325,000
	Sycamore Grove	FDC Nor-Cal Corp	24	1,615,000
Yucaipa, City of	Avenue E Senior Housing Project	Shaoul Levy	30	705,000
San Diego, City of	Epoca	Lennar Homes of California, LLC	249	5,090,000
Manteca, City of	Denali - Unit 2 (Phase I)	Trumark Homes	142	4,850,000
Total	12 Projects		1,064	\$28,630,000

Upcoming Bond Sales

CSCDA Community Facilities District No. 2022-04, 2022-05, 2022-06 (Pioneer, Parkside, and Prudler) Special Tax Bonds, Series 2023 (\$19.31 million)



Three separate CFDs are being formed by CSCDA for the Prudler, Pioneer and Parkside residential development projects within the City of Woodland in Yolo County. Lennar Homes of California, Inc. is the developer and homebuilder for all three projects. All three projects are located within the Spring Lake Specific Plan.



At build-out, the Pioneer project is expected to encompass 46.3 acres and consist of 231 single family residential units. The Pioneer CFD is the largest amongst the three CFDs and will offer two communities with homes ranging in size from 2,134 to 3,425 square feet. The Prudler and Parkside projects are expected to encompass approximately 38 and 7 acres and consist of 183 and 97 single family lots at full build out, respectively. The Prudler CFD will offer two communities with homes ranging in size from 1,587 to 2,971 square feet, while Parkside will have a single community with homes ranging in size from 1,438 to 2,185 square feet.



In aggregate, the three CFDs are expected to issue approximately \$19.31 million of special tax bonds to finance impact fees related to the construction of the public infrastructure and facilities that support the residential development within the Prudler, Pioneer



and Parkside communities. The 2023 Bonds are expected to be sold in February 2023.

CSCDA Community Facilities District No. 2018-02 (McSweeny Farms - Improvement Area No. 1) Special Tax Bonds, Series 2023 (\$7.41 million)



CSCDA is planning another bond sale for Improvement Area No. 1 ("IA-1") in the McSweeny CFD, located in the City of Hemet in Riverside County. The CFD is part of McSweeny Farms, a 673-acre master-planned community of 1,640 single family residences and premier amenities being developed by Raintree Partners.



The simple lifestyle at McSweeny Farms is elevated by the Farm House community center. Prestigious amenities including a resort-style pool and fitness center, community parks, miles of trails and community vegetable garden. Located only a mile away is Diamond Valley Lake, a premium outdoor recreational activities center that can be enjoyed by the entire family.



The CFD includes two improvement areas. IA-1 is planned for 496 single-family homes and Improvement Area No. 2 ("IA-2") is planned for 834 single-family homes. Development in IA-1 is well underway. IA-1 is authorized to issue up \$25 million of bonds and the upcoming bond sale is for approximately \$7.41 million. The Bonds are expected to be sold in March 2023.

CSCDA Community Facilities District No. 2022-03 (Sheldon Farms North) Special Tax Bonds, Series 2023 (\$12 million)

CSCDA is forming a CFD for the Sheldon Farms North Project in the City of Elk Grove within Sacramento County. Taylor Builders and JEN California 18, LLC is the developer of the Sheldon Farms North Project. D.R. Horton will build the homes in Village 1. The lots in Village 2 are currently under negotiation for purchase with potential homebuilders.

The Sheldon Farms North Project encompasses 67.82 gross acres and development is expected to include 391 single family homes at full buildout. In addition, 5.7 acres is reserved for commercial



facilities and 6.3 acres is for the construction of multi-family units. An area for parks and open space is also expected.

Village 1 is the first phase of development and is planned to include 214 detached single-family homes. Village 2 is the second phase of development and is presently planned for the development of 177 detached single-family homes.

The CFD is authorized to issue up to \$15 million of special tax bonds to finance the construction of various public improvements and facilities necessary to support the residential development within the Sheldon Farms North community. The Bonds are expected to be sold in March 2023.



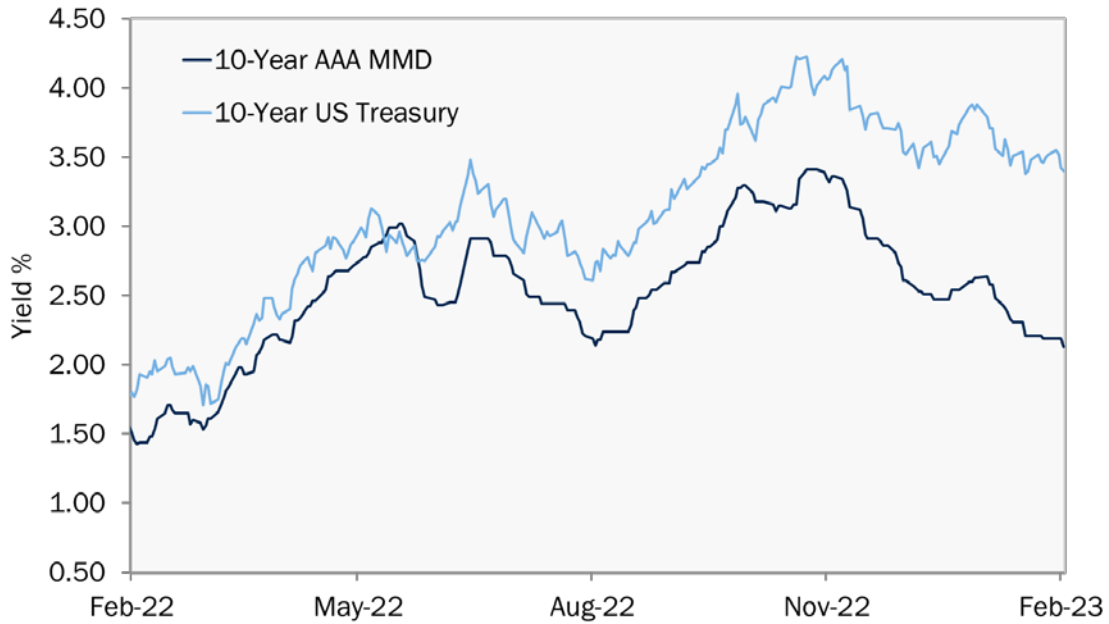
Market Update

U.S. Treasury yields have fallen to begin 2023. The 10-year rate has fallen 49 bps to 3.39% and the 30-year rate has fallen 42 bps to 3.55%, as of February 2nd. The FOMC meeting on February 1st delivered the market expected 25 bps rate hike which raised the fed funds target range to 4.50%-4.75%. The policy statement following the rate hike noted that "inflation has eased somewhat but remains elevated" and suggested that further rate increases of 25 bps would be the default going forward.

U.S. equities rallied last week, propelling the DJIA, S&P500, and Nasdaq higher by 1.8%, 2.5%, and 4.3%, respectively. GDP grew at an annualized rate of 2.9% during the fourth quarter of 2022, topping the Bloomberg consensus of 2.6%. Inflation, as measured by the PCE deflator, declined from an annualized 5.5% in November to 5.0% in December. The Core PCE deflator also showed a moderation in price pressures, declining from 4.7% in November to 4.4% in December.

Municipal issuance totaled \$934 million, bringing year-to-date issuance to \$22.957 billion, which is down 33% year over year. Year-to-date, there have been approximately \$45 million of non-rated California land secured bonds sold in the public markets. Municipal bond funds posted \$1.276 billion of inflows last week, the third straight week of inflows. Municipal bond yields settled February 2nd, with the 10- and 30-year "AAA" MMD at 2.13% and 3.13%, respectively.

10-Year US Treasury vs. 10-Year AAA MMD (February 2022 - Present)



[Visit our website for more information](#)

[WEBSITE](#) | [FAQS](#) | [FINANCE TEAM](#) | [PRESENTATION](#)



California Statewide Communities Development Authority | 1700 North Broadway | Suite 405, Walnut Creek, CA 94596

[Unsubscribe {recipient's email}](#)

[Update Profile](#) | [Our Privacy Policy](#) | [Constant Contact Data Notice](#)

Sent by service@elabra.com powered by



[Try email marketing for free today!](#)