



## REGULAR MEETING AGENDA

April 18, 2024 at 2:00 PM

California State Association of Counties  
1100 K Street, 1st Floor  
Sacramento, CA 95814

Telephonic Locations:

709 Portwalk Place  
Redwood City, CA 94065

City of Lafayette  
3675 Mt. Diablo Blvd., Suite 210  
Lafayette, CA 94549

75-6106 Ali'i Dr, Room 408  
Kailua-Kona, HI 96740

3124 Chesapeake Bay Avenue  
Davis, CA 95616

County of Contra Costa  
County Finance Building  
625 Court Street, Room 100  
Martinez, CA 94533

3252 Southern Hills Drive  
Fairfield, CA 94534

*Members of the public may also observe and offer comment at this meeting telephonically by dialing 669-900-9128, Meeting ID 259-798-2423, Passcode 129070.*

### A. OPENING AND PROCEDURAL ITEMS

1. Roll Call.

\_\_\_ Brian Moura, Chair  
\_\_\_ Jordan Kaufman, Vice Chair  
\_\_\_ Kevin O'Rourke, Secretary  
\_\_\_ Dan Mierzwa, Treasurer  
\_\_\_ Tim Snellings, Member

\_\_\_ Brian Stiger, Member  
\_\_\_ Niroop Srivatsa, Member  
\_\_\_ Jim Erb, Alt. Member  
\_\_\_ Norman Coppinger, Alt. Member

2. Consideration of the Minutes of the March 21, 2024 Regular Meeting.

3. Consent Calendar.

4. Public Comment.

**B. AGENDA ITEMS**

5. Statewide Community Infrastructure Program (SCIP) 2024A (Spring Series):
- a. Conduct proceedings with respect to the Statewide Community Infrastructure Program (“SCIP”) for certain Assessment Districts (collectively, the “Assessment Districts”) and Community Facilities Districts (collectively, the “Community Facilities 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 amounts of unpaid assessments and directing related actions in relation to the Assessment Districts.
  - c. Conduct following actions with respect to the SCIP Community Facilities Districts:
    1. Consideration of resolutions of formation establishing the Community Facilities Districts and of a resolution of annexation annexing territory to a Community Facilities District, each providing for the levy of a special tax therein to finance certain public improvements and development impact fees, as applicable.
    2. Consideration of resolutions deeming it necessary to incur bonded indebtedness to finance certain public improvements either directly or to be constructed from certain development impact fees to mitigate the impacts of development within the Community Facilities Districts.
    3. Consideration of resolutions calling special mailed-ballot elections within the Community Facilities Districts.
    4. Conduct special mailed ballot elections for the Community Facilities Districts.
    5. Consideration of resolutions declaring results of special mailed-ballot elections within the Community Facilities Districts.
    6. Conduct first readings of Ordinances Levying a Special Tax in the Community Facilities Districts.

- d. 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 providing for the issuance of SCIP special tax bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.
  3. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$24 million of SCIP Revenue Bonds, Series 2024A 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.
6. Statewide Community Infrastructure Program (SCIP) 2024B (Summer Series):
  - a. Consider the following resolutions for certain SCIP Assessment Districts and/or SCIP Community Facilities Districts in respect of multiple development projects for Series 2024B or a future bond issuance:
    1. Resolution of intention in respect of each SCIP Assessment District to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of a proposed boundary map;
    2. Resolution preliminarily approving the engineer's report in respect of each SCIP Assessment District, setting date for the public hearing of protests and providing for property owner ballots;
    3. Resolution approving joint community facilities agreements and declaring intention to establish each SCIP Community Facilities District, designate an improvement area therein and identify territory for future annexation, if applicable, and to levy special taxes therein to finance certain public improvements and fees and to levy special taxes therein; and
    4. Resolution to incur bonded indebtedness to finance certain public improvements and fees within each SCIP Community Facilities District and calling for a public hearing.
7. Consideration of CSCDA Minutes Policy.
8. Discussion/update regarding CalHFA Homeowner Assistance Fund.
9. Consideration of Second Amended and Restated Services Agreement with Bridge Strategic Partners.
10. Consider Setting Time and Location of April 25, 2024 Regular Meeting at 9:00 AM at 1401 South Oak Knoll Ave, Pasadena, CA 91106.

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

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

**NEXT MEETING:** Thursday, April 25, 2024 at 9:00 AM

**CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**  
**CONSENT CALENDAR**

1. Inducement of Vacaville Partners LP (Vacaville Gables), City of Vacaville, County of Solano; issue up to \$20 million in multi-family housing revenue bonds.
2. Inducement of NCRC Murrieta Senior Housing, LP (Oak View Ranch Senior Apartments), City of Murrieta, County of Riverside; issue up to \$28 million in multi-family housing revenue bonds.
3. Inducement of Cornerstone Village–Elk Grove, LP (Cornerstone Village), City of Elk Grove, County of Sacramento; issue up to \$40 million in multi-family housing revenue bonds.
4. Inducement of A0575 Rancho Cordova, L.P. (Crossings at Woodberry Way), City of Rancho Cordova, County of Sacramento; issue up to \$18 million in multi-family housing revenue bonds.
5. Inducement of FD34 Development LP (Aspire Apartments), City of Roseville, County of Placer; issue up to \$40 million in multi-family housing revenue bonds.
6. Consideration of a resolution adding Olivehurst Public Utility District as a CSCDA Program Participant.

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