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October 3, 2024

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REGULAR MEETING AGENDA

October 3, 2024 at 2:00 PM

**League of California Cities
1400 K Street, 4th 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

3124 Chesapeake Bay Avenue
Davis, CA 95616

32920 Road 140
Visalia, CA 93292

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 September 19, 2024 Regular Meeting.

3. Consent Calendar

4. Public Comment

B. AGENDA ITEMS

5. Statewide Community Infrastructure Program (SCIP) 2024C-1 (Winter Bond Series):

Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) community facility districts (CFDs) for Series 2024C-1 or a future bond issuance:

- a. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas therein, and to levy special taxes therein to finance certain public improvements and fees and to levy special taxes therein;
- b. Resolutions declaring intention to annex territory to an existing CFD, to designate improvement areas therein and to levy a special tax therein to finance certain public improvements and certain development impact fees; and
- c. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing.

6. California Statewide Communities Development Authority Community Facilities District No. 2020-02 Improvement Area No. 4 of Atwell CFD:

- a. Conduct second reading and adoption of Ordinance levying a Special Tax for Fiscal Year 2024-2025 and following fiscal years solely within and relating to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California. (Atwell CFD Improvement Area No. 4)

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

7. Executive Director Update.
8. Staff Updates.
9. Adjourn.

NEXT MEETING: Thursday, October 17, 2024 at 2:00 PM

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
CONSENT CALENDAR

1. Consideration of a resolution adding the North Highlands Recreation and Park District as a CSCDA Program Participant.



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

September 19, 2024 at 2:00 pm

Commission Chair Brian Moura called the meeting to order at 2:00 pm.

1. Roll Call.

Commission members participating via teleconference: Brian Moura, Jordan Kaufman, Kevin O'Rourke, Dan Mierzwa, Tim Snellings, Brian Stiger, and Niroop Srivatsa.

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; Jon Penkower, Bridge Strategic Partners; James Hamill, Bridge Strategic Partners; Sedy Young, CSAC Finance Corporation; and Trisha Ortiz, Richards Watson & Gershon.

2. Consideration of the Minutes of the September 5, 2024 Regular Meeting.

The Commission approved the September 5, 2024 Regular Meeting minutes.

Motion to approve by D. Mierzwa. Second by B. Stiger. Unanimously approved by roll-call vote.

3. Public Comment

No public comment.

4. Statewide Community Infrastructure Program (SCIP) 2024C-1 (Winter Bond Series):

Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) assessment districts (ADs) for Series 2024C-1 or a future bond issuance:

- a. Resolutions of intention in respect of the ADs to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps;

Motion to approve by T. Snellings. Second by N. Srivatsa. Unanimously approved by roll-call vote.

- b. Resolutions preliminarily approving the engineer's reports in respect of the ADs, setting date for the public hearing of protests and providing for property owner ballots.

Motion to approve by J. Kaufman. Second by K. O'Rourke. Unanimously approved by roll-call vote.

5. City of San Luis Obispo (East Airport):

Consider the following resolutions for a community facilities district ("CFD") in the City of San Luis Obispo:

- a. Resolution approving joint community facilities agreements and declaring intention to establish the CFD, and to levy special taxes therein to finance certain public improvements and fees, as applicable, and to levy special taxes therein; and

Motion to approve by D. Mierzwa. Second by N. Srivatsa. Unanimously approved by roll-call vote.

- b. Resolution to incur bonded indebtedness to finance certain public improvements and fees, as applicable, within the CFD and calling for a public hearing.

Motion to approve by N. Srivatsa. Second by T. Snellings. Unanimously approved by roll-call vote.

6. California Statewide Communities Development Authority Community Facilities District No. 2024-08 Verano (PA 3):

- a. Conduct second reading and adoption of Ordinance levying a Special Tax for Fiscal Year 2024-2025 and following fiscal years solely within and relating to California Statewide Communities Development Authority Community Facilities District No. 2024-08 (Verano (PA 3)), City of Cathedral City, County of Riverside, State of California.

Motion to approve by K. O'Rourke. Second by D. Mierzwa. Unanimously approved by roll-call vote.

7. California Statewide Communities Development Authority Community Facilities District No. 2020-02 Improvement Area No. 4 of Atwell CFD:

- a. Conduct proceedings with respect to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell) Improvement Area No. 4, City of Banning, County of Riverside, State of California (Atwell CFD Improvement Area No. 4):
 - 1. Open Atwell CFD Improvement Area No. 4 public hearing.
 - 2. Close Atwell CFD Improvement Area No. 4 public hearing.

There was no public input during the hearing.

Motion to close the public hearing by K. O'Rourke. Second by J. Kaufman. Unanimously approved by roll-call vote.

b. Conduct following actions with respect to the California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell) CFD:

1. Consideration of a resolution approving annexation of territory to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California, designating Improvement Area No. 4 therein and providing for the levy of a special tax therein to finance certain public improvements and certain public services.

Motion to approve by N. Srivatsa. Second by D. Mierzwa. Unanimously approved by roll-call vote.

2. Consideration of a resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements to mitigate the impacts of development within the Atwell CFD Improvement Area No. 4.

Motion to approve by T. Snellings. Second by N. Srivatsa. Unanimously approved by roll-call vote.

3. Consideration of a resolution calling special mailed-ballot election within Atwell CFD Improvement Area No. 4.

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

4. Conduct special mailed ballot election for the Atwell CFD Improvement Area No. 4.
5. Consideration of a resolution declaring results of special mailed-ballot election within the Atwell CFD Improvement Area No. 4.

Bond Counsel stated that no majority protests existed and that all ballots were cast in favor with no ballots cast in opposition.

Motion to approve by D. Mierzwa. Second by K. O'Rourke. Unanimously approved by roll-call vote

c. Conduct first reading of Ordinance Levying a Special Tax in the Atwell CFD Improvement Area No. 4.

Motion to approve by T. Snellings. Second by D. Mierzwa. Unanimously approved by roll-call vote.

8. Consideration of the issuance of commercial PACE bonds to finance and refinance energy efficiency improvements, water efficiency improvements, and seismic strengthening improvements for 3450 El Cajon LLC, City of San Diego, County of San Diego.

Motion to approve by J. Kaufman. Second by D. Mierzwa. Unanimously approved by roll-call vote.

Executive Director Barna joined the meeting.

9. Executive Director Update.

Executive Director Barna informed the Commission that they will be receiving an email from the meeting planner with more details regarding the CSCDA fall meeting.

10. Staff Update.

Staff reported that unfortunately, CSCDC was not a recipient of the New Markets Tax Credit (NMTC) allocation. The NMTC application process for the next round opens next month, which is reported to be a double allocation.

11. Adjourn.

The meeting was adjourned at 2:20 p.m.

Submitted by: Sindy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, October 3, 2024 at 2:00 PM

RESOLUTION NO. 24R-10

**RESOLUTION OF THE CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY APPROVING AND RATIFYING THE ADDITION OF
PROGRAM PARTICIPANTS TO THE AUTHORITY**

WHEREAS, the California Statewide Communities Development Authority (the “Authority”) is a public entity of the State of California, duly organized and existing pursuant to the provisions relating to the joint exercise of powers found in Chapter 5 of Division 7 of Title 1 of the California Government Code, and the Amended and Restated Joint Exercise of Powers Agreement, dated as of June 1, 1988 (the “JPA Agreement”); and

WHEREAS, pursuant to Section 13 of the JPA Agreement, the Authority may add a qualifying public agency to become a Program Participant (as defined in the JPA Agreement) upon (i) receipt from such public agency of an executed counterpart of the JPA Agreement, together with a certified copy of the resolution of the governing body of such public agency approving the JPA Agreement and the execution and delivery thereof and (ii) the approval of the Commission of the Authority to add such public agency as a Program Participant; and

WHEREAS, this Commission of the Authority desires to approve and ratify the admission of the public entities listed in Schedule A attached hereto and incorporate herein by reference (the “Applicants”) as Program Participants of the Authority; and

WHEREAS, this Commission hereby finds and determines that the Applicants are qualified to be added as parties to the JPA Agreement and to become Program Participants of the Authority; and

WHEREAS, the Applicants have, respectively, filed with the Authority executed counterparts to the JPA Agreement, together with certified copies of the resolutions approving the JPA Agreement and the execution and delivery thereof;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the California Statewide Communities Development Authority, as follows:

Section 1. This Commission hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The addition of the Applicants as Program Participants is hereby approved, confirmed and ratified, and any actions heretofore taken on behalf of any such Applicants is hereby approved, confirmed and ratified.

Section 3. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED by the California Statewide Communities Development Authority on October 3, 2024.

* * * * *

I, the undersigned, a duly appointed, and qualified Authorized Signatory of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on October 3, 2024.

By _____
Authorized Signatory

EXHIBIT A
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
PROGRAM PARTICIPANTS

- 1. North Highlands Park and Recreation District**



Agenda Item No. 5

Agenda Report

DATE: October 3, 2024

TO: CSCDA COMMISSIONERS

FROM: Cathy Barna, Executive Director

PURPOSE: Statewide Community Infrastructure Program (SCIP) 2024C-1 (Winter Bond Series):

Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) community facility districts (CFDs) for Series 2024C-1 or a future bond issuance:

- a. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas therein, and to levy special taxes therein to finance certain public improvements and fees and to levy special taxes therein;
- b. Resolutions declaring intention to annex territory to an existing CFD, to designate improvement areas therein and to levy a special tax therein to finance certain public improvements and certain development impact fees; and
- c. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing.

BACKGROUND AND SUMMARY:

The actions requested today by the Commission are the first steps in connection with the 6 community facility district projects expected to be included in the SCIP 2024C-1 pool. The 3 assessment district projects were considered at the September 19, 2024 meeting. Attachment A includes a breakdown and location of the projects. The estimated total amount of the SCIP 2024C-1 financing is \$55 million.

The resolutions/notices include the following actions:

- a. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas therein, and to levy special taxes therein to finance certain public improvements and fees and to levy special taxes therein;

- b. Resolutions declaring intention to annex territory to an existing CFD, to designate improvement areas therein and to levy a special tax therein to finance certain public improvements and certain development impact fees; and
- c. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing.

Subsequent approvals of the financing will be brought back to the Commission at future meetings.

RECOMMENDED ACTION:

CSCDA's Executive Director recommends approval of the resolutions as presented to the Commission and setting the public hearing for November 7, 2024 at 9:00 am.

Documents: https://www.dropbox.com/scl/fo/cncehsiltstmp9t3a5fqwb/AL66EA-MYrWRrWa_XgI4sdg?rlkey=gt2js58kstuyn1vto5mjzi8gb&dl=0

ATTACHMENT A

SCIP 2024C-1 Project Matrix

Series	District No.	County	Local Agency	Project	Developer	Land Use	Units	AD /	Est. Par
								CFD	Amount
2024C-1	2024-19	Contra Costa	Oakley, City of	Machado	Meritage Homes of California	Single-Family	132	CFD	2,310,000
2024C-1	2024-20	Contra Costa	Oakley, City of	Sellers & Laurel	Meritage Homes of California	Single-Family	77	CFD	2,750,000
2024C-1	2024-11	Sacramento	Sacramento, City of	Panhandle (I.A. 1)	Meritage Homes of California	Single-Family	170	CFD	7,505,000
2024C-1	2024-21	Sacramento	Sacramento, City of	Skylar (San Juan Road)	D.R. Horton (Sacramento Division)	Single-Family	77	CFD	1,905,000
2024C-1	2024-16	San Joaquin	Manteca, City of	Machado Ranch (Unit 1)	Meritage Homes of California	Single-Family	189	CFD	6,560,000
2024C-1		Yuba	Yuba, County of	Northpoint	Lennar Homes of California LLC	Single-Family	215	CFD	7,395,000
Total							860		\$28,425,000



Agenda Item No. 6

Agenda Report

DATE: October 3, 2024

TO: CSCDA COMMISSIONERS

FROM: Cathy Barna, Executive Director

PROJECT: Atwell (City of Banning) – Community Facilities District

PURPOSE: Conduct second reading and adoption of Ordinance levying a Special Tax for Fiscal Year 2024-2025 and following fiscal years solely within and relating to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California. (Atwell CFD Improvement Area No. 4)

EXECUTIVE SUMMARY:

The action requested today is the final step in approving the annexation of territory in the Atwell Community Facilities District (CFD) located in Banning, California (the “City”), and designating it as Improvement Area No. 4.

- CSCDA issued \$18,000,000 for the first series of CFD bonds on March 4, 2021 designated as Improvement Area No. 1.
- CSCDA issued \$13,970,000 of CFD bonds for Improvement Area No. 2.
- CSCDA issued \$14,145,000 of CFD bonds for Improvement Area No. 3.
- The City unanimously approved the formation of the CFD for the Atwell project by CSCDA on June 11, 2018.
- The CFD was formed to finance public facilities and maintenance as outlined below.

BACKGROUND:

TriPointe Homes has an approved master planned community in the City that will create up to 4,862 single and multifamily residential developments, with neighborhood and community parks, trails, a community center, and two elementary school sites. The financing will include the following improvements, fees and maintenance:

Public Capital Improvements:

- a. Public Streets, Freeway Interchange and other related improvements within public right of way
- b. Potable and Non-Potable Water Facilities
- c. Sewer Facilities
- d. Dry Utilities
- e. Public Parks, Park and Ride Lots, Community Center, Open Space and Landscaping
- f. Storm Water Drainage, Retention and Detention Facilities
- g. Fire Facilities, Police Facilities and other Government Facilities

City of Banning Development Impact Fees:

- a. Fire Facilities
- b. Police Facilities
- c. Traffic Control Facilities
- d. General Plan
- e. Park Land Development
- f. General City Facilities
- g. Energy Conservation
- h. New Electrical Service
- i. Water Connection
- j. Water Meter
- k. Sewer/Wastewater Connection
- l. Any other Capital Improvement, Development Impact, Mitigation, Capacity or Connection Fees and Charges

Maintenance:

The types of services authorized to be financed are police protection services, fire protection and suppression services, ambulance and paramedic services, lighting of parks, parkways, streets, traffic signals, roads and open space, flood and storm protection and water quality improvement services.

The financing for Improvement Area No. 4 will be brought back to the Commission for completion of the formation, and for final approval of the bond issuance. The anticipated bond amount is \$18,000,000.

COMMISSION ACTION RECOMMENDED BY THE EXECUTIVE DIRECTOR:

CSCDA's Executive Director recommends conducting the second reading and adoption of Ordinance levying a Special Tax for Fiscal Year 2024-2025 and following fiscal years solely within and relating to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California. (Atwell CFD Improvement Area No. 4)

Documents:

<https://www.dropbox.com/scl/fo/wbxatnrgi9m386g8i8mjz/AClzzqbKBKeYcC1b06zqeCo?rlkey=xa8dm8vwfpuqjw2oe7jdx9023&dl=0>