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### **March 6, 2025**

#### **CSCDA**

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## REGULAR MEETING AGENDA

**March 6, 2025**

**League of California Cities  
1400 K Street, 3rd Floor  
Sacramento, CA 95814**

Telephonic Locations:

1010 10<sup>th</sup> Street, 6<sup>th</sup> Floor  
Modesto, CA 95354

15465 Vantage Point  
Redding, CA 96001

709 Portwalk Place  
Redwood City, CA 94065

451 Trotter Drive  
Vallejo, CA 94591

7400 Cristobal Avenue  
Atascadero, CA 93422

3124 Chesapeake Bay Avenue  
Davis, CA 95616

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

*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  
\_\_\_\_ Niroop Srivatsa, Member  
\_\_\_\_ Kevin O'Rourke, Secretary  
\_\_\_\_ Brian Stiger, Treasurer  
\_\_\_\_ Vito Chiesa, Member

\_\_\_\_ Erin Hannigan Andrews, Member  
\_\_\_\_ Leonard Moty, Member  
\_\_\_\_ Jim Erb, Alt. Member  
\_\_\_\_ Norman Coppinger, Alt. Member

#### **2. Consideration of the Minutes of the February 20, 2025 Regular Meeting.**

#### **3. Public Comment.**

**B. AGENDA ITEMS**

4. Statewide Community Infrastructure Program (SCIP) 2025A (Spring Series):
  - a. Consider the following resolutions for certain SCIP Community Facilities Districts in respect of multiple development projects for Series 2025A or a future bond issuance:
    1. Resolution approving joint community facilities agreements, if applicable, declaring intention to establish or annex territory to each SCIP Community Facilities District, designating an improvement area therein, if applicable, identifying territory for future annexation, if applicable, and levying special taxes therein to finance certain public improvements and fees; and
    2. Resolution to incur bonded indebtedness to finance certain public improvements and fees within each SCIP Community Facilities District and calling for a public hearing.
5. Conduct second reading and adoption of ordinances levying a special tax within community facilities districts included in the Statewide Community Infrastructure Program Series 2025A or a separate pooled or stand-alone issuance.
6. Consideration of scholarships for the Local Government Summer Institute (LGSi) at Stanford.
7. Closed Session:

PUBLIC EMPLOYEE APPOINTMENT - Title: Executive Director

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

8. Staff Updates.
9. Adjourn.

**NEXT MEETING:** Thursday, March 20, 2025 at 2:00 pm



## MINUTES

### REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

**February 20, 2025 at 2:00 pm**

Commission Secretary Kevin O'Rourke called the meeting to order at 2:03 pm.

1. Roll Call.

Commission members participating via teleconference: Niroop Srivatsa, Kevin O'Rourke, Brian Stiger, Vito Chiesa, Erin Hannigan Andrews, Leonard Moty, and Norman Coppinger.

Others participating via teleconference: James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Steve Maciel, Cal Cities; Rob Pierce, CSAC Finance Corporation; Sendy Young, CSAC Finance Corporation; and Trisha Ortiz, Richards Watson & Gershon Richards Watson & Gershon.

2. Consideration of the Minutes of the February 6, 2025 Regular Meeting.

The Commission approved the February 6, 2024 Regular Meeting minutes.

***Motion to approve by E. Hannigan Andrews. Second by V. Chiesa. Unanimously approved by roll-call vote.***

3. Public Comment

***No public comment.***

4. 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. 2nd & B LP (2nd & B Street Apartments), City of Oxnard, County of Ventura; issue up to \$2,000,000 in multi-family housing revenue bonds.

***Motion to approve by L. Moty. Second by E. Hannigan Andrews. Unanimously approved by roll-call vote.***

5. Statewide Community Infrastructure Program (SCIP) District Proceedings:

- a. Conduct and close or continue consolidated public hearings with respect to the Statewide Community Infrastructure Program (“SCIP”) for certain Community Facilities Districts (collectively, the “CFDs”) for multiple development projects to be included in a bond issuance for Series 2025A.

***Motion to close the public hearing by N. Coppinger. Second by N. Srivatsa. Unanimously approved by roll-call vote.***

- b. Consider the following resolutions for the CFDs for Series 2025A or a future bond issuance:
  1. Consideration of resolutions of formation establishing the CFDs, each providing for the levy of a special tax therein to finance certain public improvements and development impact fees, as applicable.

***Motion to approve by N. Coppinger. Second by L. Moty. Unanimously approved by roll-call vote.***

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 CFDs.

***Motion to approve by L. Moty. Second by N. Srivatsa. Unanimously approved by roll-call vote.***

3. Consideration of resolutions calling special mailed-ballot elections within the CFDs.

***Motion to approve by E. Hannigan Andrews. Second by L. Moty. Unanimously approved by roll-call vote.***

4. Conduct special mailed ballot elections for the CFDs.
  5. Consideration of resolutions declaring results of special mailed-ballot elections within the CFDs.

***Motion to approve by E. Hannigan Andrews. Second by N. Coppinger. Unanimously approved by roll-call vote.***

6. Conduct first readings of Ordinances Levying a Special Tax in the CFDs.

***Motion to approve by L. Moty. Second by V. Chiesa. Unanimously approved by roll-call vote.***

- c. Consider the following resolutions for certain SCIP Assessment Districts (“ADs”) for Series 2025A or a future bond issuance:

1. 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 N. Srivatsa. Second by E. Hannigan Andrews. Unanimously approved by roll-call vote.***

2. Resolutions preliminarily approving the engineer's reports in respect of the ADs, setting date.

***Motion to approve by L. Moty. Second by E. Hannigan Andrews. Unanimously approved by roll-call vote.***

6. Consideration of resolution 10R-37, authorizing the issuance of limited obligation improvement bonds in an aggregate principal amount not to exceed \$25,000,000 to provide commercial PACE financing for the installation of authorized improvements on the property located at 360 Brookes Avenue, City of San Diego, County of San Diego, California.

***Motion to approve by B. Stiger. Second by E. Hannigan Andrews. Unanimously approved by roll-call vote.***

7. Consideration of a resolution approving a joint community facilities agreement and declaring the intention to establish California Statewide Communities Development Authority Community Facilities District No. 2025-1M (Pacifica Estates Maintenance), County of San Diego, State of California, and to levy special taxes therein to finance certain public services.

***Motion to approve by V. Chiesa. Second by N. Srivatsa. Unanimously approved by roll-call vote.***

8. Consideration of AXCS PACE as a CSCDA Open PACE Administrator for commercial PACE.

***Motion to approve by B. Stiger. Second by L. Moty. Unanimously approved by roll-call vote.***

9. Closed Session:

PUBLIC EMPLOYEE APPOINTMENT - Title: Executive Director

***CSCDA General Counsel reported that the Commission met in Closed Session and formed an Ad Hoc Committee tasked with making recommendations and establishing a process for filling the upcoming Executive Director vacancy. The Ad Hoc Committee is comprised of Leonard Moty, Erin Hannigan Andrews, and Norman Coppinger. There was no other reportable action.***

10. Staff Update.

***Staff had no update.***

11. Adjourn.

The meeting was adjourned at 3:17 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

**NEXT MEETING:** Thursday, March 6, 2025 at 2:00 PM

## **Agenda Item No. 4**

### **Agenda Report**

**DATE:** March 6, 2025

**TO:** CSCDA COMMISSIONERS

**PURPOSE:** Statewide Community Infrastructure Program (SCIP) 2025A (Spring Bond Series):

Consider the following resolutions for certain SCIP Community Facilities Districts in respect of multiple development projects for Series 2025A or a future bond issuance:

1. Resolution approving joint community facilities agreements, if applicable, declaring intention to establish or annex territory to each SCIP Community Facilities District, designating an improvement area therein, if applicable, identifying territory for future annexation, if applicable, and levying special taxes therein to finance certain public improvements and fees; and
2. Resolution to incur bonded indebtedness to finance certain public improvements and fees within each SCIP Community Facilities District and calling for a public hearing.

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#### **BACKGROUND AND SUMMARY:**

The actions requested today by the Commission are to initiate the first steps in connection with the six community facilities district projects expected to be included in the SCIP 2025A pool.

The eight assessment district projects were considered at the February 20, 2025 meeting. Attachment A includes a breakdown and location of the projects. The estimated total amount of the 2025A SCIP financing is \$53 million, the largest SCIP issuance since the program began in 2003, and will result in the construction 1,770 new single-family homes.

The resolutions include the following actions:

Consider the following resolutions for certain SCIP Community Facilities Districts in respect of multiple development projects for Series 2025A or a future bond issuance:

1. Resolution approving joint community facilities agreements, if applicable, declaring intention to establish or annex territory to each SCIP Community Facilities District, designating an improvement area therein, if applicable, identifying territory for future annexation, if applicable, and levying special taxes therein to finance certain public improvements and fees; and



2. Resolution to incur bonded indebtedness to finance certain public improvements and fees within each SCIP Community Facilities District and calling for a public hearing.

Subsequent approvals of the financing will be brought back to the Commission at the April 17, 2025 meeting.

**COMMISSION ACTION:**

1. Approval of the resolutions as presented to the Commission relating to SCIP 2025A Community Facilities Districts;
2. Setting the public hearing for the SCIP 2025A Community Facilities Districts for April 17, 2025 at 2:00 pm.

Documents:

<https://www.dropbox.com/scl/fo/r7aap4o1px1h8x5z99zd8/ALITGemXdJhCpYNldc7eWjY?rlkey=vvzrsz022hxdx7pklf3s9xv46&dl=0>

## ATTACHMENT A

### SCIP 2025A Project Matrix

Series	District		County	Local Agency	Project	Developer	Land Use	Units	AD /
	No.								CFD
2025A	✓ 2024-10		Contra Costa	Oakley, City of	<a href="#">Summer Lake North Villages 4 &amp; 7</a>	DeNova Homes	Single-Family	149	CFD
2025A	✓ 2025-05		Kern	Bakersfield, City of	<a href="#">Cypress Crossing</a>	K. Hovnanian	Single-Family	88	CFD
2025A	✓ 2024-02		Kern	Bakersfield, City of	<a href="#">Harvest Grove</a>	LGI Homes	Single-Family	87	CFD
2025A	✓ 2023-02		Sacramento	Elk Grove, City of	<a href="#">Elliott Springs (Unit 2 - Phase 1)</a>	Elliott Homes	Single-Family	88	CFD
2025A	✓ 2025-03		Sacramento	Sacramento, City of	<a href="#">Jessie Avenue</a>	KB Home Sacramento	Single-Family	143	CFD
2025A	✓ 2024-04		Sutter	Yuba City, City of	<a href="#">Harter Estates</a>	D.R. Horton	Single-Family	73	CFD
				<b>Total</b>	<b>6 Projects</b>				<b>628</b>



## **Agenda Item No. 5**

### **Agenda Report**

**DATE:** March 6, 2025

**TO:** CSCDA COMMISSIONERS

**PURPOSE:** Conduct second reading and adoption of ordinances levying a special tax within community facilities districts included in the Statewide Community Infrastructure Program Series 2025A or a separate pooled or stand-alone issuance.

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#### **BACKGROUND AND SUMMARY:**

The actions requested today by the Commission are the final steps in connection with the formation of Mariposa (City of Lathrop) and Johnson Ranch Estates (City of Yuba City) community facilities districts that are expected to be included in the SCIP 2025A pool. The Commission held the public hearing and approved the requisite resolutions at the February 20, 2025 meeting.

The two projects will result in the construction of 148 new single-family homes in the cities of Lathrop and Yuba City.

Subsequent approvals of the financing will be brought back to the Commission at April 17, 2025 meeting.

#### **COMMISSION ACTION:**

Conduct second reading and adoption of ordinances levying a special tax within community facilities districts included in the Statewide Community Infrastructure Program Series 2025A or a separate pooled or stand-alone issuance.

Documents: <https://www.dropbox.com/scl/fo/ebizpff67p7zuqgisdi1j/AA-5i6CagRsD5lnbCf503Jc?rlkey=5lda8sdvtl9zv32nh5taq38gg&dl=0>



## **Agenda Item No. 6**

### **Agenda Report**

**DATE:** March 6, 2025

**TO:** CSCDA COMMISSIONERS

**SUBJECT:** Consideration of scholarship awards for the Local Government Summer Institute (LGSI) at Stanford.

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#### **BACKGROUND & RECOMMENDATION:**

The CSCDA Commission approved providing \$32,000 in support for the 2025 LGSI Scholarship fund, which will enable four local government executives to attend the 2025 program who would otherwise not be able to participate.

CSCDA has received nine applications that were all from cities. There were no county applicants. The CSCDA Ad Hoc Committee consisting of Chair Moura, Secretary O'Rourke and Treasurer Stiger have reviewed the applicants and are recommending the following awards:

1. Amy Chen – Community & Economic Development Director – City of East Palo Alto
2. Carla Jauregui – Community Development Director – City of Hughson
3. Nick Chavez – Director of Community Services – City of Santee
4. Tracy Robinson – Administrative Services Director – City of Lafayette

Other applicants were from the cities of Sausalito, Santa Clara, Pleasanton, Los Altos Hills and Palm Springs. The above-referenced recommendations are based upon geographic and demographic diversity for the LGSI program.

#### **COMMISSIONER ACTION:**

Award LGSI scholarships to the above-referenced applicants.



## **SPECIAL MEETING AGENDA**

**March 6, 2025**

**2:00 PM or upon adjournment of the CSCDA Regular Meeting**

**League of California Cities  
1400 K Street, 3rd Floor  
Sacramento, CA 95814**

Telephonic Locations:

1010 10<sup>th</sup> Street, 6<sup>th</sup> Floor  
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15465 Vantage Point  
Redding, CA 96001

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Atascadero, CA 93422

3124 Chesapeake Bay Avenue  
Davis, CA 95616

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

*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.*

### **1. Roll Call.**

\_\_\_\_ Brian Moura, Chair  
\_\_\_\_ Niroop Srivatsa, Member  
\_\_\_\_ Kevin O'Rourke, Secretary  
\_\_\_\_ Brian Stiger, Treasurer  
\_\_\_\_ Vito Chiesa, Member

\_\_\_\_ Erin Hannigan Andrews, Member  
\_\_\_\_ Leonard Moty, Member  
\_\_\_\_ Jim Erb, Alt. Member  
\_\_\_\_ Norman Coppinger, Alt. Member

### **2. Public Comment.**

3. Closed Session:

CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: Public Records Act Request to California Statewide Communities Development Authority, dated February 3, 2025.

4. Adjourn.