



TABLE OF CONTENTS

July 17, 2025

Item 2	Minutes	Page	6
Item 3	Consent Calendar	Page	9
Item 5	SCIP 2025B	Page	12
Item 6	Atwell CFD	Page	16
Item 7	San Juan Oaks CFD	Page	19



REGULAR MEETING AGENDA

**July 17, 2025
2:00 PM**

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

Telephonic Locations:

14270 Trailwind Road
Poway, CA 92064

1010 10th Street, 6th Floor
Modesto, CA 95354

15465 Vantage Point
Redding, CA 96001

709 Portwalk Place
Redwood City, CA 94065

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

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
____ Niroop Srivatsa, Member
____ Kevin O'Rourke, Secretary
____ Brian Stiger, Treasurer
____ Vito Chiesa, Member

____ Leonard Moty, Member
____ Helen Robbins-Meyer, Member
____ Norman Coppinger, Alt Member
____ Lisa Bartlett, Alt Member

2. Consideration of the Minutes of the June 26, 2025 Special Meeting and June 26, 2025 Regular Meeting.

3. Consent Calendar.

4. Public Comment.

B. AGENDA ITEMS

5. Statewide Community Infrastructure Program (SCIP) District Proceedings:
 1. Consider the following resolutions for certain Statewide Community Infrastructure Program (“SCIP”) Community Facilities Districts (collectively, the “CFDs”) for Series 2025B or a future bond issuance:
 - a. Resolutions approving joint community facilities agreements, if applicable, declaring intention to establish or annex territory to each SCIP CFD, 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.
 - b. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within each SCIP CFD and calling for a public hearing.
 2. Consider the following resolutions for certain SCIP Assessment Districts (“ADs”) for Series 2025B 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;
 - 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.
6. California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside.

Consider the following matters relating to the project known as Atwell within the City of Banning:

- a. Resolution declaring intention to annex territory to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California, to designate Improvement Area No. 5 & Improvement Area No. 6 therein and to levy a special tax therein to finance certain public improvements, certain development impact fees and certain public services.
- b. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California and in and for Improvement Area No. 5 & Improvement Area No. 6 designated therein and calling for a public hearing.

7. California Statewide Communities Development Authority Community Facilities District No. 2023-08 (San Juan Oaks), County of San Benito.

Consider the following matters relating to the project known as San Juan Oaks project within the County of San Benito:

a. Resolution approving the issuance of the California Statewide Communities Development Consideration of a resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2023-08 (San Juan Oaks), Improvement Area No. 1, Special Tax Bonds, Series 2025, in an aggregate principal amount not to exceed \$15,000,000; authorizing the execution and delivery of an indenture 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.

8. Closed Session

PUBLIC EMPLOYEE APPOINTMENT– Pursuant to Government Code Section 54957
Title: Executive Director

CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code Section 54957.6
Agency designated representative: Brian Moura, CSCDA Chairman
Unrepresented employee: Executive Director

C. ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

9. Chair Updates.
10. Staff Updates.
11. Adjourn.

NEXT MEETING: Thursday, August 7, 2025 at 2:00 pm

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
CONSENT CALENDAR

1. Consideration of City of Mountain House as a CSCDA Program Participant.



MINUTES

SPECIAL MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

**June 26, 2025
at 8:00 a.m.**

Commission Chair Brian Moura called the meeting to order at 8:20 a.m.

1. Roll Call.

Commission members participating via teleconference: Brian Stiger and Helen Robbins-Meyer.

Commission members participating in person: Brian Moura, Niroop Srivatsa, Vito Chiesa, Leonard Moty.

Others participating: Valerie Gaeta Phillips, Bob Murray & Associates and Trisha Ortiz, Richards Watson & Gershon.

2. Closed Session:

PUBLIC EMPLOYMENT – Title: Executive Director

No reportable action.

3. Adjourn.

The meeting was adjourned at 1:12 p.m.

Submitted by: Robert Pierce, CSAC Finance Corporation



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

**June 26, 2025
at 2:00 p.m.**

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

1. Roll Call.

Commission members participating via teleconference: Brian Moura, Niroop Srivatsa, Leonard Moty, Helen Robbins-Meyer.

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

2. Consideration of the Minutes of the June 5, 2025 Regular Meeting.

The Commission approved the June 5, 2025 Regular Meeting minutes.

Motion to approve by L. Moty. Second by H. Robbins-Meyer. Unanimously approved by roll-call vote with one abstention.

3. Consent Calendar

The Commission approved the Consent Calendar.

1. Consideration of resolution to initiate PACE foreclosure proceedings relating to 706 Mission Street, City and County of San Francisco, California.

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

4. Public Comment

No public comment.

5. Consideration of the issuance bonds 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. YSG Apartment Investors, LP (Shadows Garden Apartments), City of Yreka, County of Siskiyou; issue up to \$7,000,000 in multi-family housing revenue bonds.

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

- b. Emanate Health, Cities of Covina, Glendora and West Covina, County of Los Angeles; issue up to \$90,000,000 in tax-exempt nonprofit revenue bonds.

Motion to approve by H. Robbins-Meyer. Second by L. Moty. Unanimously approved by roll-call vote.

6. 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. 2025-2M (Ocean Breeze Ranch Maintenance), County of San Diego, State of California, and to levy special taxes therein to finance certain public services.

Motion to approve by L. Moty. Second by H. Robbins-Meyer. Unanimously approved by roll-call vote.

7. Consideration of 2025-26 FY CSCDA Budget.

Interim Executive Director and Chair Moura provided an overview of the budget including revenue by program category and expenditure forecasts for the 2025-26 Fiscal Year.

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

8. Chair Update.

Commission Chair Moura shared that the Local Governance Summer Institute at Stanford will begin next month and that Jon Penkower with BSP will be one of the presenters this year.

9. Staff Update.

Staff had no updates other than notifying the Commissioners that the next meeting will be canceled due to the July 4th Holiday.

10. Adjourn.

The meeting was adjourned at 2:09 p.m.

Submitted by: Robert Pierce, CSAC Finance Corporation

NEXT MEETING: Thursday, July 3, 2025 at 2:00 p.m.

RESOLUTION NO. 25R-05

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 Exhibit 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 July 17, 2025.

* * * * *

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 July 17, 2025.

By _____
Authorized Signatory

EXHIBIT A

**CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
ADDITION OF PROGRAM PARTICIPANT**

1. City of Mountain House

Agenda Item No. 5

Agenda Report

DATE: July 17, 2025

TO: CSCDA COMMISSIONERS

PURPOSE: Statewide Community Infrastructure Program (SCIP) 2025B (Summer Bond Series):

Consider resolutions for certain SCIP Community Facilities Districts and Assessment Districts in respect of multiple development projects for Series 2025B or a future bond issuance:

BACKGROUND AND SUMMARY:

The actions requested today by the Commission are to initiate the first steps in connection with the nine community facilities district and assessment district projects expected to be included in the SCIP 2025B pool. Two projects will be formation-only and included in SCIP 2025C

Attachment A includes a breakdown and location of the projects. The estimated total amount of the 2025B SCIP financing is \$43 million, and will result in the construction 1,045 new single-family homes.

The resolutions include the following actions:

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

1. Resolutions 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
2. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within each SCIP Community Facilities District and calling for a public hearing.
3. 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;
4. 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.

Subsequent approvals of the financing will be brought back to the Commission at the September 4, 2025 meeting.

COMMISSION ACTION:

1. Approval of the resolutions as presented to the Commission relating to SCIP 2025B Community Facilities Districts and Assessment Districts;
2. Setting the public hearing for the SCIP 2025B Community Facilities Districts and Assessment Districts for September 4, 2025 at 2:00 pm.

Documents: <https://www.dropbox.com/scl/fo/3lfjur55rmxf66u45jl07/ANH9vOP8nb37tgO-QthqtJc?rlkey=g832cuxl1treyr2g2hb4dj3h0&dl=0>

ATTACHMENT A

Series	County	Local Agency	Project	Developer	Land Use	Units	Est. Par Amount
2025B	Contra Costa	Brentwood, City of	Hanson Lane	Meritage Homes of California, Inc.	Single-Family	82	3,505,000
2025B	Contra Costa	Brentwood, City of	Meadows at Marsh Creek	Shea Homes, LP	Single-Family	140	6,530,000
2025B	Contra Costa	Oakley, City of	Sellers & Laurel	Meritage Homes of California	Single-Family	77	3,605,000
2025B	Sacramento	Elk Grove, City of	Arbor Ranch Phase 2A	New Home Co.	Single-Family	112	1,810,000
2025B	Sacramento	Galt, City of	Summerfield at Twin Cities (Unit 1)	Lennar Homes of California LLC	Single-Family	102	4,640,000
2025B	Sacramento	Galt, City of	Summerfield at Twin Cities (Unit 2)	Lennar Homes of California LLC	Single-Family	102	5,535,000
2025B	Sacramento	Sacramento, City of	Bee Townhomes	Beazer Homes Holdings, LLC,	Single-Family Condos	48	2,095,000
2025B	Sacramento	Sacramento, City of	Delta Shores West	Meritage Homes of California, Inc.	Single-Family	157	4,385,000
2025B	Sacramento	Sacramento, City of	Panhandle	New Home Co.	Single-Family	225	11,650,000
Total			9 Projects			1,045	\$43,755,000

SCIP Project Matrix - FORMATION ONLY

Series	County	Local Agency	Project	Developer	Land Use	Units	Est. Par Amount
2025C	Riverside	Cathedral City, City of	Nirvana Estates	Shea Homes	Single-Family	101	1,785,000
2025C	San Diego	San Marcos, City of	Paloma	Paloma Townhomes, LLC	Single-Family Townhomes	102	1,675,000
Total			2 Projects			203	\$3,460,000



Agenda Item No. 6

Agenda Report

DATE: July 17, 2025

TO: CSCDA COMMISSIONERS

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

PURPOSE: Consider the following resolutions with respect to the annexation of Improvement Area No. 5 & 6 to CFD No. 2022-02 (Atwell):

1. A Resolution Declaring Intention to Annex Territory to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California, to Designate Improvement Area No. 5 & 6 Therein and to Levy a Special Tax Therein to Finance Certain Public Improvements and Certain Public Services.
2. A Resolution to Incur Bonded Indebtedness to Finance Certain Public Improvements Within California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California, in and for Improvement Area No. 5 & 6 Designated Therein and Calling for a Public Hearing.

EXECUTIVE SUMMARY:

The action requested today is approving to annex territory in the Atwell Community Facilities District (CFD) located in Banning, California (the “City”), and designating it as Improvement Area No. 5 & 6.

- 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.
- CSCDA issued \$18,590,000 of CFD bonds for Improvement Area No. 4.
- 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. 5 & 6 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 \$25,000,000.

COMMISSION ACTION:

1. A Resolution Declaring Intention to Annex Territory to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California, to Designate Improvement Area No. 5 & 6 Therein and to Levy a Special Tax Therein to Finance Certain Public Improvements and Certain Public Services.
2. A Resolution to Incur Bonded Indebtedness to Finance Certain Public Improvements Within California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California, in and for Improvement Area No. 5 & 6 Designated Therein and Calling for a Public Hearing on August 21, 2025.

Documents:

https://www.dropbox.com/scl/fo/iu82epmisne6m5yfgidw/AM3_7FovFD3AqWOZLaE3D24?rlkey=213xsxbamtqnpsq68xfu01amo&dl=0



Agenda Item No. 7

Agenda Report

DATE: July 17, 2025

TO: CSCDA COMMISSIONERS

PROJECT: San Juan Oaks (County of San Benito) – Community Facilities District

PURPOSE: Resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2023-08 (San Juan Oaks) Improvement Area No. 1, Series 2025, County of San Benito, State of California in an aggregate principal amount not to exceed \$15,000,000; authorizing the execution and delivery of an Indenture 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.

EXECUTIVE SUMMARY:

CSCDA formed the San Juan Oaks community facilities district on October 19, 2023 for the County of San Benito.

- The CFD will finance the following improvements: transportation, park and public facilities.
- In addition, the following impact fees will be financed: traffic, drainage and roadway fees.

BACKGROUND:

The Project will include the development of 1,084 single family detached residential units, 1,017 of which will form an active adult community and 67 of which will be conventional single-family residential units; an amenity center; a 200-room resort hotel; a neighborhood commercial center; and an assisted living/skilled nursing/memory care facility with up to 100 beds. The Project would include the creation of an on-site agricultural preserve and an off-site agricultural preserve.

Finance Partners:

Bond Counsel: Orrick, Herrington & Sutcliffe, LLP, Sacramento

Authority Counsel: Orrick, Herrington & Sutcliffe, LLP, Sacramento

Underwriter: Stifel, San Francisco
Special Tax Consultant: DTA, Newport Beach

SB 450 Good Faith Estimates:

1. True Interest Cost of the Bonds:	5.30%
2. Finance Charge of the Bonds:	\$495,000
3. Proceeds received from Sale of Bonds:	\$13,877,462.05
4. Total Debt Service on the Bonds:	\$29,608,818.81

ESTIMATED SOURCES & USES:

Sources of Funds

Par Amount	\$14,010,000.00
Premium	<u>-\$ 132,537.95</u>
Total Sources	\$13,877,462.05

Uses of Funds

Deposit to Project Fund	\$12,150,000.00
Debt Service Reserve Fund	\$ 1,231,534.20
Underwriter's Discount:	\$ 245,175.00
Costs of Issuance	<u>\$ 250,000.00</u>
Total Uses	\$13,877,462.05

FINANCE TERMS:

Rating: Non-rated
Term: 30 years
Structure: Fixed Rate
Method of Sale: Public Offering
Estimated Closing: August 11, 2025

COMMISSION ACTION:

1. Resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2023-08 (San Juan Oaks) Improvement Area No. 1, Series 2025, County of San Benito, State of California in an aggregate principal amount not to exceed \$15,000,000; authorizing the execution and delivery of an Indenture 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

Documents: <https://www.dropbox.com/scl/fo/jaqjlv8cf4vcmgaddjnj8/AEHAPLfMXS-9h-JuTpFc6Ow?rlkey=o89379p27g0m7et77uvsa5pj3&dl=0>