



## **TABLE OF CONTENTS**

### **August 7, 2025**

Item 3	Minutes	Page	5
Item 4	Consent Calendar	Page	7
Item 6	Ocean Breeze CFD (Maintenance)	Page	9
Item 7	City of Kerman JPA	Page	11



## REGULAR MEETING AGENDA

**August 7, 2025  
2:00 pm**

**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

14270 Trailwind Road  
Poway, CA 92064

709 Portwalk Place  
Redwood City, CA 94065

3252 Southern Hills Drive  
Fairfield, CA 94534

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

15465 Vantage Point  
Redding, CA 96001

*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. Welcome Felicia Williams, CSCDA's New Executive Director.**

#### **3. Consideration of the Minutes of the July 24, 2025 Regular Meeting.**

#### **4. Consent Calendar.**

5. Public Comment.

**B. AGENDA ITEMS**

6. CSCDA Community Facilities District No. 2025-02M (Ocean Breeze Ranch Maintenance), County of San Diego, State of California.
  - a. Conduct and close or continue public hearing with respect to California Statewide Communities Development Authority Community Facilities District No. 2025-02M (Ocean Breeze Ranch Maintenance), County of San Diego, State of California (the “Ocean Breeze Maintenance CFD”).
  - b. Consider the following actions with respect to the Ocean Breeze Ranch Maintenance CFD:
    1. Consideration of a resolution of formation establishing the CFD, and providing for the levy of a special tax therein to finance certain services.
    2. Consideration of resolution calling special mailed-ballot election within the CFD.
    3. Conduct special mailed ballot elections for the CFD.
    4. Consideration of resolution declaring results of special mailed-ballot election within the CFD.
    5. Conduct first reading of Ordinance Levying a Special Tax in the CFD.
7. Consideration of a Joint Exercise of Powers Agreement between CSCDA and City of Kerman, County of Fresno.

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

8. Executive Director Updates.
9. Staff Updates.
10. Adjourn.

**NEXT MEETING:** Thursday, August 21, 2025 at 2:00 pm

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

1. Consideration of a resolution confirming C-PACE related documents for Clearwater PACE.
2. Consideration of a resolution approving certain document amendments for Ivy Hill Apartments.
3. Consideration of a resolution adding Felicia Williams, CSCDA Executive Director, as a CSCDA authorized signatory.
4. Inducement of Fontana Courtplace I Housing Partners, L.P. (Fontana Courtplace I), City of Fontana, County of San Bernardino; issue up to \$15 million in multi-family housing revenue bonds.
5. Consideration of resolution approving the addition of the City of Red Bluff as a CSCDA Program Participant.



## MINUTES

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

**July 24, 2025  
at 2:00 pm**

Commission Chair Brian Moura called the meeting to order at 2:01 pm.

1. Roll Call.

Commission members participating via teleconference: Brian Moura, Niroop Srivatsa, Kevin O'Rourke, Brian Stiger, Vito Chiesa, and Lisa Bartlett.

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

2. Consideration of the Minutes of the July 17, 2025 Regular Meeting.

The Commission approved the July 17, 2025 Regular Meeting minutes.

***Motion to approve by V. Chiesa. Second by K. O'Rourke Unanimously approved by roll-call vote.***

3. Public Comment

***No public comment.***

4. 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. Kaiser Foundation Hospitals, City of Fresno, County of Fresno, City of Modesto, County of Stanislaus and City of San Marcos, County of San Diego; issue up to \$800,000,000 in tax-exempt nonprofit revenue bonds.

***Motion to approve by B. Stiger. Second by N. Srivatsa. Unanimously approved by roll-call vote.***

5. Consider approving an agreement with FWD Consulting LLC (Felicia Williams) for Executive Director services.

***Motion to approve by B. Stiger. Second by K. O'Rourke. Unanimously approved by roll-call vote.***

6. Chair Update.

***Commission Chair Moura gave highlights on his attendance at the 2025 Local Government Summer Institute at Stanford University. He met all four of the recipients of the CSCDA scholarships.***

7. Staff Update.

***Staff thanked the Commission for attending this meeting and their involvement in the hiring process of the new CSCDA Executive Director***

8. Adjourn.

The meeting was adjourned at 2:11 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

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



**CSCDA**  
CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY

## **Agenda Item No. 4**

### **Agenda Report**

**DATE:** August 7, 2025  
**TO:** CSCDA COMMISSIONERS  
**PURPOSE:** Consent Calendar

---

#### **SUMMARY:**

**1. Consideration of a resolution confirming C-PACE related documents for Clearwater PACE.**

Clearwater PACE is a new CSCDA Open PACE commercial PACE provider, and was approved by the Commission on February 20, 2025. The resolution approves the form documents that are used for the Open PACE program. Jones Hall as PACE counsel have drafted the forms, and they are consistent with what are being used for the Open PACE program.

**2. Consideration of a resolution approving certain document amendments for Ivy Hill Apartments.**

On June 6, 2017, CSCDA issued \$25,000,000 in tax-exempt affordable housing bonds for Ivy Hill Apartments, located in Walnut Creek, California. The borrower has requested certain document amendments that aim to incorporate modes for Fannie Mae, Freddie Mac, and bank letter-of-credit executions. The amended documents enable the existing debt to be more readily assumable by a prospective purchaser. Orrick, Herrington & Sutcliffe, as bond counsel, has prepared, reviewed, and approved the proposed document amendments.

**3. Consideration of a resolution adding Felicia Williams, CSCDA Executive Director, as a CSCDA authorized signatory.**

Felicia Williams is CSCDA's new Executive Director, effective August 1, 2025, and shall accordingly be a new authorized signatory for CSCDA.

4. **Inducement of Fontana Courtplace I Housing Partners, L.P. (Fontana Courtplace I), City of Fontana, County of San Bernardino; issue up to \$15 million in multi-family housing revenue bonds.**

Inducement of the proposed new construction of a 50-unit affordable multifamily housing project in the City of Fontana, County of San Bernardino. Application to CDLAC likely to be in 2026.

5. **Consideration of resolution approving the addition of the City of Red Bluff as a CSCDA Program Participant.**

City of Red Bluff City Council approved becoming a member on June 17, 2025.

Documents:

<https://www.dropbox.com/scl/fo/6ks9q6vg9s20kjdik3ogq/AHtPkE5m-totSyFI9o2CVZk?rlkey=q1pxu4vdkzven3d3su99kikx&st=pk0wgukr&dl=0>





## Agenda Item No. 6

### Agenda Report

**DATE:** August 7, 2025

**TO:** CSCDA COMMISSIONERS

**PURPOSE:** Public hearing and consideration of a resolutions for 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.

---

#### BACKGROUND AND SUMMARY:

The Commission set the public hearing for today at the June 26, 2025 Commission meeting. The action requested today by the Commission is the second step in connection in forming a maintenance Community Facilities District (CFD) for the Ocean Breeze Ranch project in the County of San Diego. The CFD will consist of two planning areas that will be developed as 381 single-family residential properties.

On October 9, 2024, the County of San Diego (the “County”) adopted a resolution to authorize CSCDA forming maintenance only CFDs on its behalf in order to lessen the administrative burden to the County.

Maintenance only CFDs allow for the levy of a special tax to fund ongoing maintenance of public infrastructure and services necessary to start development, and are independent of the bond financing (debt issuance) offered by the SCIP program. The Ocean Breeze project will participate in a bond financing in the future.

The County has reviewed and signed off on the documents associated with the maintenance CFD.

#### FINANCE TEAM:

CSCDA Counsel: Orrick, Herrington & Sutcliffe – Sacramento

Special Tax Consultant: Willdan Financial Services – Temecula

Property Consultant: Development Planning and Financing Group – Aliso Viejo

For consideration are the following resolutions and actions:

1. Consideration of a resolution of formation establishing the CFD, each providing for the levy of a special tax therein to finance certain public services.
2. Consideration of resolution calling special mailed-ballot election within the CFD.
3. Conduct special mailed ballot elections for the CFD.
4. Consideration of resolution declaring results of special mailed-ballot election within the CFD.
5. Conduct first reading of Ordinance Levying a Special Tax in the CFD.

**COMMISSION ACTION:**

Approval of the resolutions as presented to the Commission and conduct the first reading of the Ordinance Levying a Special Tax.

Documents:

<https://www.dropbox.com/scl/fo/q0te2finryl6mcuqjj23v/APcLp03jX-f65bFyg1xSH-A?rlkey=ehzfot9bkzcacn4fhz3m53z00&st=k2vst084&dl=0>



**CSCDA**  
CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY

## **Agenda Item No. 7**

### **Agenda Report**

**DATE:** August 7, 2025

**TO:** CSCDA COMMISSIONERS

**PURPOSE:** Consideration of a Joint Exercise of Powers Agreement between CSCDA and City of Kerman, County of Fresno.

---

#### **EXECUTIVE SUMMARY:**

The City of Kerman (the “City”), located in Fresno County is creating a new JPA and has requested that CSCDA replace the Kerman Redevelopment Agency as the other member of the Kerman Public Financing Authority (the “Authority”). The Kerman Public Financing Authority was formed on August 15, 2007.

#### **BACKGROUND & SUMMARY:**

In order to form a joint powers authority, the City needed to find an eligible public entity to be the counterparty to a joint exercise of powers agreement since the Redevelopment Agency was dissolved. No financings are in the immediate future, but the City wanted to have the Authority formed so it can proceed when ready.

- CSCDA will have no other role than being a member in any bond financing.
- The governing board of the Authority will consist of the members of the City Council. The administration and operation of the Authority will be provided by City staff.
- CSCDA will be the only other member to the Authority. Standard limitations on liability and indemnification are contained in the Joint Exercise of Powers Agreement between the City and CSCDA.
- CSCDA has previously entered into similar joint powers agreements to assist the San Bruno Park School District, Cameron Park Community Services District, San Dieguito Union High School District, Alameda County Flood Control and Water Conservation District, Zone 7, City of Orange, City of Martinez, West County Wastewater District, City of Dublin, Mountain House Community Services District, El Toro Water District, City of St. Helena, City of Laguna Beach, City of Santa Barbara, Hidden Lakes CSD, Laguna Beach County Water District and Paso Robles in connection with similar financings.

- CSCDA will charge the City its standard facilitation fee of \$10,000.
- Jones Hall is bond counsel to the City. CSCDA's General Counsel has reviewed the Joint Exercise of Powers Agreement.

**COMMISSION ACTION:**

Approve the resolution to authorize CSCDA to enter into the joint exercise of powers agreement by and between CSCDA and the City of Kerman.

Documents:

<https://www.dropbox.com/scl/fo/k1ly88d825r4947wj2cfd/AFJICK0LlbE5e8SwaZY99gl?rlkey=eh41nsixujds0kyj1nyqotnk9&st=4jmfaogp&dl=0>