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## REGULAR MEETING AGENDA

**October 2, 2025**

**2:00 pm**

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

Telephonic Locations:

8607 John Fox Road  
Hughson, CA 95326

709 Portwalk Place  
Redwood City, CA 94065

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

14270 Trailwind Road  
Poway, CA 92064

3252 Southern Hills Drive  
Fairfield, CA 94534

15465 Vantage Point  
Redding, CA 96001

City of Dana Point  
33282 Golden Lantern  
Administrative Conference Room,  
Suite 203  
Dana Point, CA 92629

*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 September 18, 2025 Regular Meeting.**

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

**B. AGENDA ITEMS**

4. Statewide Community Infrastructure Program (SCIP) 2025C-1 District Formation Proceedings:

- a. Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for Series 2025C-1 or a separate pooled or stand-alone issuance:
  - 1. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas and future annexation areas therein, as applicable, and to levy special taxes therein to finance certain public improvements, fees and/or services;
  - 2. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing.
- 5. Consideration of a resolution setting the time and place for holding regular meetings.

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

- 6. Executive Director Updates.
- 7. Staff Updates.
- 8. Adjourn.

**NEXT MEETING:** Thursday, October 16, 2025 at 2:00 pm



## MINUTES

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

September 18, 2025  
at 2:00 pm

Commission Chair Brian Moura called the meeting to order at 2:04 pm.

1. Roll Call.

Commission members participating via teleconference: Brian Moura, Niroop Srivatsa, Kevin O'Rourke, Brian Stiger, Leonard Moty, Helen Robbins-Meyer and Norman Coppinger (non-voting).

Others participating via teleconference: Felicia Williams, CSCDA Executive Director; Jon Penkower, Bridge Strategic Partners; James Hamill, Bridge Strategic Partners; Perry Stottlemeyer, Cal Cities; Rob Pierce, CSAC Fianace Corporation; Sendy Young, CSAC Finance Corporation; and Trisha Ortiz, Richards Watson & Gershon.

2. Consideration of the Minutes of the September 4, 2025 Regular Meeting.

The Commission approved the September 4, 2025 Regular Meeting minutes.

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

3. Consent Calendar

The Commission approved the Consent Calendar.

1. Consideration of a contract extension with Greenworks (aka Nuveen Green Capital) as a CSCDA Open PACE Administrator.

***Chair Moura responded to a question from Commissioner Robbins-Meyer about the recommendation from the CSCDA EIS Committee to award a 5 Year contract extension with Greenworks (aka Nuveen Green Capital) as a CSCDA Open PACE Administrator.***

***He indicated that after an initial 3 Year term it has been the commission's practice to renew Open PACE Administrators for an additional 5 Year term based on their***

***performance to date and the lack of any customer complaints. Both criteria have been met by Greenworks (aka Nuveen Green Capital) and the Committee Members (Moura and Stiger) recommend the 5 Year Extension to the full Commission.***

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

4. Public Comment

***No public comment.***

5. 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. Dorado Senior, LP (Dorado Senior Apartments), City of Buena Park, County of Orange; issue up to \$33,000,000 in multi-family housing revenue bonds.

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

6. Improvement Area Nos. 5 and 6 of CSCDA Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California (the "Atwell CFD"):

- a. Conduct the second reading and adoption of (i) Ordinance Levying a Special Tax for Fiscal Year 2026-27 and Following Fiscal Years Solely Within and Relating to Improvement Area No. 5 of the Atwell CFD and (ii) Ordinance Levying a Special Tax for Fiscal Year 2026-27 and Following Fiscal Years Solely Within and Relating to Improvement Area No. 6 of the Atwell CFD.

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

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

- a. Conduct second reading and adoption of ordinances levying a special tax within certain SCIP community facilities districts and improvement areas, as applicable.

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

- b. Consider the following resolutions for certain SCIP assessment districts (collectively, the "ADs") for Series 2025C-1 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 H. Robbins-Meyer. Unanimously approved by roll-call vote.***

2. 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 B. Stiger. Second by L. Moty. Unanimously approved by roll-call vote.***

- c. Consideration of a resolution abandoning proceedings for Statewide Community Infrastructure Program Community Facilities District No. 2025-08 (Bee Townhomes) City of Sacramento, County of Sacramento, State of California.

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

8. Executive Director Update.

***Executive Director Williams informed the Commission that she has started to plan for the Spring Annual Meeting and expects to agendize meeting topics along with a nomination and vote for interim Vice Chair at an upcoming meeting.***

9. EIS Committee Updates.

***There was no further comment on this subject.***

10. Staff Update.

***Staff gave an update on wildfire mitigation. They are researching a funding mechanism to help communities throughout California. Staff will have more information at a later meeting.***

***Commission Chair Moura announced that the CSCDA website has posted the announcement for the 2026 Local Government Summer Institute at Stanford scholarships.***

11. Adjourn.

The meeting was adjourned at 2:17 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

**NEXT MEETING:** Thursday, October 2, 2025 at 2:00 pm

## **Agenda Item No. 4**

### **Agenda Report**

**DATE:** October 2, 2025

**TO:** CSCDA COMMISSIONERS

**PURPOSE:** Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for Series 2025C-1 or a separate pooled or stand-alone issuance:

1. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas and future annexation areas therein, as applicable, and to levy special taxes therein to finance certain public improvements, fees and/or services;
2. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing.

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

##### **CSCDA Commission Actions:**

- The Commission adopted the resolutions of intention for the six SCIP assessment districts (the “Districts”) on September 18, 2025 for SCIP 2025C-1.
- The public hearing for the Districts is set for November 6, 2025.

The Commission is being requested to consider the following:

1. Adopt resolutions with respect to the formation of community facilities districts for SCIP 2025C-1, and set the public hearing

#### **FORMATION OF 2025C-1 COMMUNITY FACILITIES DISTRICTS:**

The actions requested today by the Commission are to initiate the first steps in connection with the seven community facilities districts that are expected to be included in the SCIP 2025C-1 pool.

## SUMMARY OF THE PROJECTS:

County	Local Agency	Project	Developer	Land Use	No. of Units	AD/	Est. Par
			DBA Name			CFD	Amount
Kern	Bakersfield, City of	<a href="#">Magnolia 1 - Tract 7039</a>	D.R. Horton	Single-Family	121	CFD	1,260,000
Kern	Bakersfield, City of	<a href="#">Sterling Manor</a>	D.R. Horton	Single-Family	105	CFD	1,940,000
Sacramento	Elk Grove, City of	<a href="#">Arbor Ridge</a>	Lennar	Single-Family	281	CFD	4,260,000
Sacramento	Sacramento, City of	<a href="#">Bee Townhomes</a>	Beazer Homes	Single-Family Condos	48	CFD	2,120,000
Sacramento	Sacramento, City of	<a href="#">Contemporary Commons</a>	Bardis Homes	SFR Townhomes	24	CFD	945,000
San Joaquin	Manteca, City of	<a href="#">Griffin Park C</a>	KB Home	Single-Family	162	CFD	4,675,000
San Joaquin	Manteca, City of	<a href="#">Yosemite Square</a>	Lennar	Single-Family	311	CFD	5,940,000
7 Projects					1,052		\$21,140,000

- The projects will create 1,052 new single-family units, and the community facilities district portion of the financing will be approximately \$21,140,000.
- The SCIP 2025C-1 will create 1,441 total new single and multifamily units, and the financing will total approximately \$39,000,000.
- The public hearing and approval of the financing will be brought back to the Commission at the November 6, 2025 meeting.

## COMMISSIONER ACTION:

- a. Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for Series 2025C-1 or a separate pooled or stand-alone issuance:
  1. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas and future annexation areas therein, as applicable, and to levy special taxes therein to finance certain public improvements, fees and/or services;
  2. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing on November 6, 2025.

## Documents:

<https://www.dropbox.com/scl/fo/2acdijz3m7ootvuhk6uog/AGbkTclllhqNYuvAlkeEqIY?rlkey=lbaua789gvlpitudv1vu25xsk&dl=0>





**CSCDA**  
CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY

## **Agenda Item No. 5**

### **Agenda Report**

**DATE:** October 2, 2025

**TO:** CSCDA COMMISSIONERS

**PURPOSE:** Consideration of a resolution setting the time and place for holding regular meetings.

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#### **Commission Meeting History:**

- Per section 3D(1) of CSCDA's joint powers agreement the "...date, hour and place of holding regular meetings shall be fixed by resolution of the Commission."
- In 2009, SB 99 was enacted which instituted amendments to the Government Code relating to how joint powers authorities like CSCDA operated. This included the requirement that all bond financings could only be approved at regular meetings and not special meetings.
- CSCDA regular meetings have been designated by resolution of the Commission for the first meeting of the month to be held at the League of California Cities office, and the second meeting of the month to be held the California State Association of Counties (CSAC) office at 2:00 pm on the first and third Thursday of each month.
- Prior to 2016 CSCDA Commission meetings were held on the first and third Thursday at 10:00 am. The meetings were moved to 2:00 pm due to the 72-hour posting requirement under the Ralph M. Brown Act. The change was made because moving the meeting to 2:00 pm allowed for updates to the regular agenda posting on Monday's up until 2:00 pm.
- Several transactions in 2015 were delayed 2-3 weeks due to the inability to repost by 10:00 am on the Monday before such meeting.
- In 2021, in consultation with CSCDA's General Counsel, the Commission adopted a resolution designating weekly meetings, and if a weekly meeting is not calendared it is deemed canceled. This was due to the high volume and transactions at that time, and to allow flexibility to schedule meetings (i.e. the additional SCIP meetings at the end of this October) to meet financing timelines.

**Commission Action regarding CSAC Renovation:**

CSAC's office will be undergoing a renovation starting at the end of October, therefore the temporary address for CSAC's office needs to be authorized by the Commission as the location for regular meetings.

CSCDA's General Counsel drafted the resolution, and CSAC has reviewed and approved the resolution.

**COMMISSION ACTION:**

1. Approve resolution setting the time and place for holding regular meetings and a new address for CSAC.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY ESTABLISHING THE TIME AND PLACE FOR HOLDING REGULAR MEETINGS**

WHEREAS, pursuant to the provisions of the Joint Exercise of Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California (the “Act”), a number of California cities, counties and special districts entered into a joint exercise of powers agreement (the “Agreement”) pursuant to which the California Statewide Communities Development Authority (the “Authority”) was organized; and

WHEREAS, the Agreement provides for the Commission to fix by resolution the date, hour and place for holding regular meetings; and

WHEREAS, the Commission adopted Resolution 21R-23 on July 1, 2021 to establish the date, hour and place information for its regular meetings; and

WHEREAS, Resolution 21R-23 provides for the regular meeting location to alternate between the offices of the League of California Cities (“Cal Cities”), currently located at 1400 K Street, Sacramento, California, 95814, and the offices of California State Association of Counties (“CSAC”), currently located at 1100 K Street, Sacramento, California, 95814, and;

WHEREAS, CSAC’s offices will undergo construction and be temporarily closed for renovations beginning October 17, 2025; and

WHEREAS, CSAC will temporarily move their offices to 980 9th Street, Suite 1100, Sacramento, California during construction and the Commission desires to provide for the location of the temporary CSAC offices to serve as the regular meeting location on such dates that meetings are scheduled to be held at CSAC;

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

Section 1. The Commission shall hold regular meetings every Thursday at 2:00 p.m. California time, or as soon thereafter as practicable, with the location for the first meeting of each month to be the offices of the League of California Cities (“Cal Cities”), currently located at 1400 K Street, Sacramento, California, 95814, the location for the second meeting of each calendar month to be the offices of California State Association of Counties (“CSAC”), temporarily located at 980 9th Street, Suite 1100, Sacramento, California 95814, and the location for each meeting thereafter alternating between Cal Cities and CSAC, unless the Commission approves any other day, time or location for the meeting. If the Commission fails to post an agenda, the meeting shall be deemed cancelled.

Section 2. This resolution shall take effect as of November 1, 2025; provided, however, that in the event that CSAC has not moved to their temporary location on such date, the effective date shall be the date on which CSAC has relocated, and provided further that this resolution shall be of no further force and effect as of the date on which CSAC returns to its location at 1100 K Street, Sacramento, California.

PASSED AND ADOPTED by the California Statewide Communities Development Authority this \_\_ day of \_\_\_\_\_, 2025.

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Authorized Signatory