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April 2, 2026

CSCDA

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REGULAR MEETING AGENDA

**April 2, 2026
10:00 am**

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

Telephonic Locations:

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

709 Portwalk Place
Redwood City, CA 94065

14270 Trailwind Road
Poway, CA 92064

3252 Southern Hills Drive
Fairfield, CA 94534

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

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

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.

_____ Leonard Moty, Chair	_____ Lisa Bartlett, Treasurer
_____ Niroop Srivatsa, Vice Chair	_____ Helen Robbins-Meyer, Member
_____ Kevin O'Rourke, Secretary	_____ Brian Moura, Member
_____ Vito Chiesa, Member	_____ Norman Coppinger, Alt. Member

2. Consideration of the Minutes of March 19, 2026 Regular Meeting.

3. Consent Calendar
4. Public Comment.

B. AGENDA ITEMS

5. Consideration of a regulatory agreement and grant in connection with the acquisition and financing of the following projects, the execution and delivery of related documents, and other related actions:
 - a. Cullen Living LLC (Cullen Living Apartments), City of Los Angeles, County of Los Angeles.
 - b. Sawtelle 2481 LLC (Sawtelle 2481 Apartments, City of Los Angeles, County of Los Angeles).
6. Proceedings related to the formation Community Facilities District No. 2026-03 (West of Fairview and Fairview Corners), City of Hollister, County of San Benito, State of California (“CFD 2026-03”).
 - a. Conduct public hearing.
 - b. Consideration of resolution of formation establishing CFD 2026-03 therein, providing for the levy of a special tax therein to finance certain public improvements and certain development impact fees.
 - c. Consideration of resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within of CFD 2026-03.
 - d. Consideration of resolution calling special mailed-ballot elections within CFD 2026-03.
 - e. Conduct special elections CFD 2026-03.
 - f. Consider resolution declaring results of special mailed-ballot elections within CFD 2026-03.
 - g. Conduct first reading of the ordinance levying a special tax for fiscal year 2026-2027 and following years within CFD 2026-03.
7. Statewide Community Infrastructure Program (SCIP) District Proceedings:
 - a. Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for Series 2026A-2 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.
- b. Conduct and close or continue consolidated public hearings with respect to the Statewide Community Infrastructure Program (“SCIP”) for certain Assessment Districts (collectively, the “ADs”) and Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for multiple development projects to be included in a bond issuance for Series 2026A-1 or a separate pooled or stand-alone issuance.
 - c. Conduct following actions with respect to the SCIP ADs to be included in a bond issuance for Series 2026A-1 or a separate pooled or stand-alone issuance:
 1. Open assessment ballots of landowners within the ADs and announce results.
 2. Consideration of resolutions approving final engineer’s reports, levying assessments, ordering the financing of specified development impact fees and capital improvements, confirming the amounts of unpaid assessments and directing related actions in relation to the ADs.
 - d. Conduct following actions with respect to the SCIP CFDs to be included in a bond issuance for Series 2026A-1 or a separate pooled or stand-alone 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.
 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.
 3. Consideration of resolutions calling special mailed-ballot elections within the CFDs.
 4. Conduct special mailed ballot elections for the CFDs.
 5. Consideration of resolutions declaring results of special mailed-ballot elections within the CFDs.
 6. Conduct first readings of Ordinances Levying a Special Tax in the CFDs.
 - e. Consider the following resolutions with respect to issuance of SCIP Series 2026A-1 Local Obligations and Revenue Bonds:
 1. Consideration of resolution providing for the issuance of SCIP limited obligation improvement bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.

2. Consideration of resolution providing for the issuance of SCIP special tax bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.
 3. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$32,596,693 of SCIP Revenue Bonds, Series 2026A-1 and approving the forms of a trust agreement, a bond purchase agreement, a continuing disclosure certificate, an official statement, and authorizing certain other actions in connection therewith.
8. Consider the following resolutions with respect to California Statewide Communities Development Authority Community Facilities District No. 2026-02 (Creekside at Sand Creek), City of Antioch, County of Contra Costa, State of California:
- a. Resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Community Facilities District No. 2026-02 (Creekside at Sand Creek), City of Antioch, County of Contra Costa, State of California, and to levy special taxes therein to finance certain public improvements and certain development impact fees;
 - 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. 2026-02 (Creekside at Sand Creek), City of Antioch, County of Contra Costa, State of California and calling for a public hearing.
9. Conduct the following actions relating to CSCDA Community Facilities District No. 2026-04 (Highland Grove III), County of Riverside, State of California (“CFD 2026-04”):
- a. Conduct the second reading and adoption of Ordinance Levying a Special Tax for Fiscal Year 2026-27 and Following Fiscal Years Solely Within and Relating to CFD 2026-04.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

10. Executive Director Updates.
11. Staff Updates.
12. Adjourn.

NEXT MEETING: Thursday, April 16, 2026, at 10:00 am

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
CONSENT CALENDAR

1. Consideration of Simi Valley Unified School District as a new CSCDA Program Participant.



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

March 19, 2026

9:00 AM or upon adjournment of the CSCDC meeting

Commission Chair Leonard Moty called the meeting to order at 10:47 a.m.

1. Roll Call.

Commission members participating: Brian Moura, Niroop Srivatsa, Kevin O'Rourke, Vito Chiesa, Leonard Moty, Helen Robbins-Meyer, Lisa Bartlett and Norman Coppinger (non-voting).

Others participating: Felicia Williams, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Carolyn Coleman, Cal Cities; Steve Maciel, Cal Cities; Rob Pierce, CSAC Finance Corporation; Trisha Ortiz, Richards Watson & Gershon; and Sendy Young, CSAC Finance Corporation.

2. Consideration of the Minutes of the March 5, 2026 Regular Meeting.

The Commission approved the March 5, 2026 Regular Meeting minutes with minor corrections.

Motion to approve by H. Robbins-Meyer. Second by K. O'Rourke. Unanimously approved by voiced-call vote.

3. Election of Officers:

Leonard Moty as Chair
Niroop Srivatsa as Vice Chair
Kevin O'Rourke as Secretary
Lisa Bartlett as Treasurer

Motion to nominate officers by V. Chiesa. Second by H. Robbins-Meyer. Unanimously approved by voiced-call vote.

4. Public Comment

No public comment.

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

- a. Consider the following resolutions for certain SCIP Assessment Districts (“ADs”) for Series 2026A-2 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 K. O’Rourke. Second by V. Chiesa. Unanimously approved by voiced-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 L. Bartlett. Second by N. Srivatsa. Unanimously approved by voiced-call vote.

6. Proceedings related to the formation Community Facilities District No. 2026-04 (Highland Grove III), County of Riverside, State of California (“CFD 2026-04”).

- a. Conduct public hearing.

Commission Chair Moty opened and closed the public hearing.

- b. Consideration of resolution of formation establishing CFD 2026-04, providing for the levy of a special tax therein to finance certain public improvements and certain development impact fees.

Motion to approve by K. O’Rourke. Second by V. Chiesa. Unanimously approved by voiced-call vote.

- c. Consideration of resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within CFD 2026-04.

Motion to approve by L. Bartlett. Second by N. Srivatsa. Unanimously approved by voiced-call vote.

- d. Consideration of resolution calling special mailed-ballot election within CFD 2026-04.

Motion to approve by V. Chiesa. Second by K. O’Rourke. Unanimously approved by voiced-call vote.

- e. Conduct special election within CFD 2026-04.

- f. Consider resolution declaring results of special mailed-ballot elections within CFD 2026-04.

Motion to approve by N. Srivatsa. Second by H. Robbins-Meyer. Unanimously approved by voiced-call vote.

- g. Conduct first reading of the ordinance levying a special tax for fiscal year 2026- 2027 and following years within CFD 2026-04.

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

7. Conduct the following actions relating to Improvement Area No. 1 and Improvement Area No. 2 of CSCDA Community Facilities District No. 2026-01 (Desert Retreat), City of Indio, County of Riverside, State of California ("CFD 2026-01"):

- a. Conduct the second reading and adoption of Ordinance Levying a Special Tax for Fiscal Year 2026-27 and Following Fiscal Years Solely Within and Relating to Improvement Area No. 1 and Improvement Area No. 2 of CFD 2026-01.

Motion to approve by H. Robbins-Meyer. Second by V. Chiesa. Unanimously approved by voiced-call vote.

8. Consideration of resolutions authorizing the issuance of tax-exempt and/or taxable commercial PACE bonds and conduit revenue bonds, the execution and delivery of related documents, and other related actions to finance and refinance the acquisition, improvement, renovation and equipping of a hotel and conference center located at 700 North Haven Ave, City of Ontario, County of San Bernardino, for Core 700 Hotel Venture LLC.

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

9. Affordable Housing Programs Overview & Update.

Staff gave a detailed overview and update on Affordable Housing programs.

10. Infrastructure Programs (SCIP/CFDs) Overview & Update.

Staff gave a detailed overview and update on Infrastructure programs.

11. PACE Overview & Update.

Staff gave a detailed overview and update on PACE.

12. CSAC/Cal Cities Updates.

Both CSAC and Cal Cities thanked the Commission for the continued partnership with CSCDA. Both partners gave a brief update on current city and county work.

13. Open Discussion and Strategic Planning Framework.

The Commission discussed the importance of strategic planning and succession planning. They emphasized the importance of maintaining transparency and accountability during the process. The Commission asked staff to provide a clear calendar and schedule for the next strategic planning steps.

14. Executive Director Update.

Executive Director Williams had no update

15. Staff Update.

Staff had no update.

16. Closed Session:

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: Executive Director

There was no reportable action.

17. Adjourn.

The meeting was adjourned at 3:39 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, April 2, 2026 at 10:00 a.m.

RESOLUTION NO. 26R-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 April 2, 2026.

* * * * *

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 April 2, 2026.

By _____
Authorized Signatory

EXHIBIT A

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

1. Simi Valley USD



Agenda Item No. 5a

Agenda Report

DATE: April 2, 2026

TO: CSCDA COMMISSIONERS

PROJECT: Cullen Living Apartments

PURPOSE: Approve the Governmental Grant and Regulatory Agreement Creating Affordable Housing in a Rental Housing Project Located in the City of Los Angeles, County of Los Angeles.

EXECUTIVE SUMMARY:

Cullen Living Apartments (the “Project”) is the acquisition and construction of 70 new units of rental affordable housing located in the City of Los Angeles. A minimum of 80% of the units will be rent restricted for low-income residents.

PROJECT DESCRIPTION:

- Acquisition and construction of a 70-unit rental housing facility located at 2625 Cullen Street in the City of Los Angeles.
- Once constructed, the Project will provide at least 56 new affordable apartments for Los Angeles residents.
- The Project will include a full suite of amenities, including secured parking, in-unit washer/dryers, central HVAC, EV charging, and resident-focused common areas, ensuring a high standard of living while maintaining affordability.

PROJECT ANALYSIS:

Background on Applicants:

Jenson Capital Group is a West Los Angeles-based, full-service development firm specializing in the acquisition, design, and construction of commercial and residential real estate. With over a decade of experience, Jenson has successfully managed, overseen and completed more than \$150 million in real estate acquisitions and developments. Jenson delivers high-quality projects across diverse asset categories, including multifamily residential.

Integrity Housing, a 501c3 nonprofit organization, is the nonprofit partner for the Project and was launched in 2010 to focus on a mission driven approach toward the creation of mixed income affordable housing through new development and the acquisition of existing multifamily properties. It is the belief of Integrity Housing that communities of mixed income create a better environment for growth and positive life changes in the moderate to low income residents it serves and provides a good model for being a welcome addition to the neighboring communities. The team at Integrity Housing has built diverse and extensive experience in all areas of multi-family and affordable housing. CSCDA has worked with Integrity Housing on eight prior transactions.

Public Benefits:

- A minimum of 80% of the units will be rent-restricted.
 - At least 56 units restricted to 80% or less of area median income households.

Finance Partners:

CSCDA Counsel: Orrick, Herrington & Sutcliffe, LLP

Borrower's Counsel: Downs, Pham and Kuei, LLP

Transaction Terms:

Financing:	Conventional
Government Grant:	\$5,000
Regulatory Term:	10+ Years
Estimated Closing:	April, 2026

DOCUMENTS: (as attachments)

1. CSCDA Resolution (Attachment A)

COMMISSION ACTION:

Adoption of the resolution will:

1. Approve the issuance of the grant and regulatory agreement for the Project;
2. Approve all necessary actions and documents in connection with the transaction;
and
3. Authorize any member of the Commission or Authorized Signatory to sign all necessary documents.

ATTACHMENT A

RESOLUTION NO. 26H-[]

A RESOLUTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY AUTHORIZING A GRANT OF \$5,000 TO FINANCE A MULTIFAMILY HOUSING DEVELOPMENT TO BE KNOWN AS ASCENT APARTMENTS, FOR CULLEN AFFORDABLE VENTURE LP, A DELAWARE LIMITED PARTNERSHIP, APPROVING AND AUTHORIZING THE EXECUTION OF AND DELIVERY OF VARIOUS DOCUMENTS RELATED THERETO; RATIFYING ANY ACTION HERETOFORE TAKEN AND APPROVING RELATED MATTERS IN CONNECTION WITH THE GRANT

WHEREAS, the California Statewide Communities Development Authority (the "Authority") is authorized by the Joint Powers Act, commencing with Section 6500 of the California Government Code (the "JPA Law"), and its Amended and Restated Joint Exercise of Powers Agreement, dated as of June 1, 1988, as the same may be amended (the "Agreement"), to make grants or other agreements for all purposes permitted by the JPA Law and described in the Agreement;

WHEREAS, pursuant to the provisions of the JPA Law, the cities, counties and special districts that are the contracting parties comprising the program participants of the Authority are authorized to jointly exercise any power common to such contracting parties;

WHEREAS, pursuant to the provisions of the JPA Law and the Agreement, the Authority may provide grants to qualified Awardees for the purpose of financing the acquisition, construction and/or rehabilitation of multifamily housing projects for persons and families of low and very low income residing within the jurisdiction of one or more of the Program Participants (as defined in the Agreement), and the Authority finds and declares that it is necessary, essential and a public purpose for the Authority to provide a Grant (as defined below) to the Awardee (as defined below) to finance the acquisition, construction and/or rehabilitation of multifamily rental housing;

WHEREAS, Cullen Affordable Venture LP, a Delaware limited partnership (the "Awardee"), wishes to the Authority to assist in financing the acquisition, construction, and development of a 70-unit (including at least one manager's unit) multifamily housing rental development referred to as Cullen Living Apartments (the "Project"), owned by the Awardee and located in the City of Los Angeles (the "City"), California;

WHEREAS, the Authority intends to award a Grant to Awardee for the purpose of assisting the Awardee to finance the Project;

WHEREAS, the City is a Program Participant and will be notified of the Authority's intention to provide the Grant pursuant to a municipal notice;

WHEREAS, there have been prepared and made available to the members of the Commission of the Authority (the "Commission") the following documents required in connection with the Grant, and such documents are now in substantial form and appropriate instruments to be executed and delivered for the purposes intended:

(1) Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") to be entered into between the Authority and the Awardee; and

(2) Grant Award Letter (the “Award Letter”), from the Authority to the Awardee.

WHEREAS, pursuant to the Award Letter, the Authority will award a grant (the “Grant”) to the Awardee to finance the Project;

NOW, THEREFORE, BE IT RESOLVED by the members of the Commission, as follows:

Section 1. The recitals set forth above are true and correct, and the members of the Commission hereby find them to be so.

Section 2. Pursuant to the JPA Law, the Authority is hereby authorized to issue a Grant of \$5,000 to Awardee.

Section 3. The Regulatory Agreement, in substantially the form placed on file with the Authority, is hereby approved. Any Member of the Commission (each, a “Member”), or any other person as may be designated and authorized to sign for the Authority pursuant to a resolution adopted thereby (including, without limitation, the administrative delegates duly authorized pursuant to Resolution No. 25R-07 of the Authority, adopted on August 7, 2025 or any successor resolution) (together with the Members, each such person is referred to herein individually as an “Authorized Signatory”), acting alone, is authorized to execute by manual signature and deliver the Regulatory Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 4. The Award Letter, in substantially the form placed on file with the Authority, is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Award Letter, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 5. Any Authorized Signatory and any agent of the Authority are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Authority, to execute and deliver any and all documents and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Authority has approved in this Resolution; provided that no such documents or certificates shall create any obligation or liability of the Authority.

Section 6. All consents, approvals, notices, orders, requests and other actions permitted or required in connection with the award of the Grant or by any of the documents authorized by this Resolution, whether before or after the execution and delivery thereof, including without limitation any of the foregoing that may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project, may be given or taken by any Authorized Signatory, as appropriate, without further authorization by the Commission, and each such officer is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action that such officer may deem necessary or desirable to further the purposes of this Resolution and the award of the Grant; provided such action shall not create any obligation or liability of the Authority other than as provided in the documents approved herein.

Section 8. The Commission hereby approves the execution and delivery of any and all agreements, documents, certificates and instruments referred to herein with electronic signatures

under the California Uniform Electronic Transactions Act and digital signatures under Section 16.5 of the California Government Code using DocuSign.

Section 9. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the California Statewide Communities Development Authority this April 2, 2026.

The undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on April 2, 2026.

By: _____
Authorized Signatory



Agenda Item No. 5b

Agenda Report

DATE: April 2, 2026

TO: CSCDA COMMISSIONERS

PROJECT: 2481 Sawtelle Apartments

PURPOSE: Approve the Governmental Grant and Regulatory Agreement Creating Affordable Housing in a Rental Housing Project Located in the City of Los Angeles, County of Los Angeles.

EXECUTIVE SUMMARY:

2481 Sawtelle Apartments (the “Project”) is the acquisition and construction of 42 new units of rental affordable housing located in the City of Los Angeles. A minimum of 80% of the units will be rent restricted for low-income residents.

PROJECT DESCRIPTION:

- Acquisition and construction of a 42-unit rental housing facility located at 2481 South Sawtelle Blvd. in the City of Los Angeles.
- Once constructed, the Project will provide at least 34 new affordable apartments for Los Angeles residents.
- The Project will include a full suite of amenities, including secured parking, in-unit washer/dryers, central HVAC, EV charging, and resident-focused common areas, ensuring a high standard of living while maintaining affordability.

PROJECT ANALYSIS:

Background on Applicants:

Jenson Capital Group is a West Los Angeles-based, full-service development firm specializing in the acquisition, design, and construction of commercial and residential real estate. With over a decade of experience, Jenson has successfully managed, overseen and completed more than \$150 million in real estate acquisitions and developments. Jenson delivers high-quality projects across diverse asset categories, including multifamily residential.

Integrity Housing, a 501c3 nonprofit organization, is the nonprofit partner for the Project and was launched in 2010 to focus on a mission driven approach toward the creation of mixed income affordable housing through new development and the acquisition of existing multifamily properties. It is the belief of Integrity Housing that communities of mixed income create a better environment for growth and positive life changes in the moderate to low income residents it serves and provides a good model for being a welcome addition to the neighboring communities. The team at Integrity Housing has built diverse and extensive experience in all areas of multi-family and affordable housing. CSCDA has worked with Integrity Housing on eight prior transactions.

Public Benefits:

- A minimum of 80% of the units will be rent-restricted.
 - At least 34 units restricted to 80% or less of area median income households.

Finance Partners:

CSCDA Counsel: Orrick, Herrington & Sutcliffe, LLP

Borrower's Counsel: Downs, Pham and Kuei, LLP

Transaction Terms:

Financing:	Conventional
Government Grant:	\$5,000
Regulatory Term:	10+ Years
Estimated Closing:	April, 2026

DOCUMENTS: (as attachments)

1. CSCDA Resolution (Attachment A)

COMMISSION ACTION:

Adoption of the resolution will:

1. Approve the issuance of the grant and regulatory agreement for the Project;
2. Approve all necessary actions and documents in connection with the transaction;
and
3. Authorize any member of the Commission or Authorized Signatory to sign all necessary documents.

ATTACHMENT A

RESOLUTION NO. 26H-[]

A RESOLUTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY AUTHORIZING A GRANT OF \$5,000 TO FINANCE A MULTIFAMILY HOUSING DEVELOPMENT TO BE KNOWN AS ASCENT APARTMENTS, FOR SAWTELLE AFFORDABLE VENTURE LP, A CALIFORNIA LIMITED PARTNERSHIP, APPROVING AND AUTHORIZING THE EXECUTION OF AND DELIVERY OF VARIOUS DOCUMENTS RELATED THERETO; RATIFYING ANY ACTION HERETOFORE TAKEN AND APPROVING RELATED MATTERS IN CONNECTION WITH THE GRANT

WHEREAS, the California Statewide Communities Development Authority (the "Authority") is authorized by the Joint Powers Act, commencing with Section 6500 of the California Government Code (the "JPA Law"), and its Amended and Restated Joint Exercise of Powers Agreement, dated as of June 1, 1988, as the same may be amended (the "Agreement"), to make grants or other agreements for all purposes permitted by the JPA Law and described in the Agreement;

WHEREAS, pursuant to the provisions of the JPA Law, the cities, counties and special districts that are the contracting parties comprising the program participants of the Authority are authorized to jointly exercise any power common to such contracting parties;

WHEREAS, pursuant to the provisions of the JPA Law and the Agreement, the Authority may provide grants to qualified Awardees for the purpose of financing the acquisition, construction and/or rehabilitation of multifamily housing projects for persons and families of low and very low income residing within the jurisdiction of one or more of the Program Participants (as defined in the Agreement), and the Authority finds and declares that it is necessary, essential and a public purpose for the Authority to provide a Grant (as defined below) to the Awardee (as defined below) to finance the acquisition, construction and/or rehabilitation of multifamily rental housing;

WHEREAS, Sawtelle Affordable Venture LP, a California limited partnership (the "Awardee"), wishes to the Authority to assist in financing the acquisition, construction, and development of a 42-unit (including at least one manager's unit) multifamily housing rental development referred to as Sawtelle Apartments (the "Project"), owned by the Awardee and located in the City of Los Angeles (the "City"), California;

WHEREAS, the Authority intends to award a Grant to Awardee for the purpose of assisting the Awardee to finance the Project;

WHEREAS, the City is a Program Participant and will be notified of the Authority's intention to provide the Grant pursuant to a municipal notice;

WHEREAS, there have been prepared and made available to the members of the Commission of the Authority (the "Commission") the following documents required in connection with the Grant, and such documents are now in substantial form and appropriate instruments to be executed and delivered for the purposes intended:

(1) Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") to be entered into between the Authority and the Awardee; and

(2) Grant Award Letter (the “Award Letter”), from the Authority to the Awardee.

WHEREAS, pursuant to the Award Letter, the Authority will award a grant (the “Grant”) to the Awardee to finance the Project;

NOW, THEREFORE, BE IT RESOLVED by the members of the Commission, as follows:

Section 1. The recitals set forth above are true and correct, and the members of the Commission hereby find them to be so.

Section 2. Pursuant to the JPA Law, the Authority is hereby authorized to issue a Grant of \$5,000 to Awardee.

Section 3. The Regulatory Agreement, in substantially the form placed on file with the Authority, is hereby approved. Any Member of the Commission (each, a “Member”), or any other person as may be designated and authorized to sign for the Authority pursuant to a resolution adopted thereby (including, without limitation, the administrative delegates duly authorized pursuant to Resolution No. 25R-07 of the Authority, adopted on August 7, 2025 or any successor resolution) (together with the Members, each such person is referred to herein individually as an “Authorized Signatory”), acting alone, is authorized to execute by manual signature and deliver the Regulatory Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 4. The Award Letter, in substantially the form placed on file with the Authority, is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Award Letter, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 5. Any Authorized Signatory and any agent of the Authority are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Authority, to execute and deliver any and all documents and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Authority has approved in this Resolution; provided that no such documents or certificates shall create any obligation or liability of the Authority.

Section 6. All consents, approvals, notices, orders, requests and other actions permitted or required in connection with the award of the Grant or by any of the documents authorized by this Resolution, whether before or after the execution and delivery thereof, including without limitation any of the foregoing that may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project, may be given or taken by any Authorized Signatory, as appropriate, without further authorization by the Commission, and each such officer is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action that such officer may deem necessary or desirable to further the purposes of this Resolution and the award of the Grant; provided such action shall not create any obligation or liability of the Authority other than as provided in the documents approved herein.

Section 8. The Commission hereby approves the execution and delivery of any and all agreements, documents, certificates and instruments referred to herein with electronic signatures

under the California Uniform Electronic Transactions Act and digital signatures under Section 16.5 of the California Government Code using DocuSign.

Section 9. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the California Statewide Communities Development Authority this April 2, 2026.

The undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on April 2, 2026.

By: _____
Authorized Signatory



Agenda Item No. 6

Agenda Report

DATE: April 2, 2026

TO: CSCDA COMMISSIONERS

PROJECT: West of Fairview & Fairview Corners- (City of Hollister, County of San Benito) Community Facilities District

PURPOSE: Proceedings related to the formation Community Facilities District No. 2026-03 (West of Fairview and Fairview Corners), City of Hollister, County of San Benito, State of California (“CFD 2026-03”).

EXECUTIVE SUMMARY:

CSCDA Commission Action:

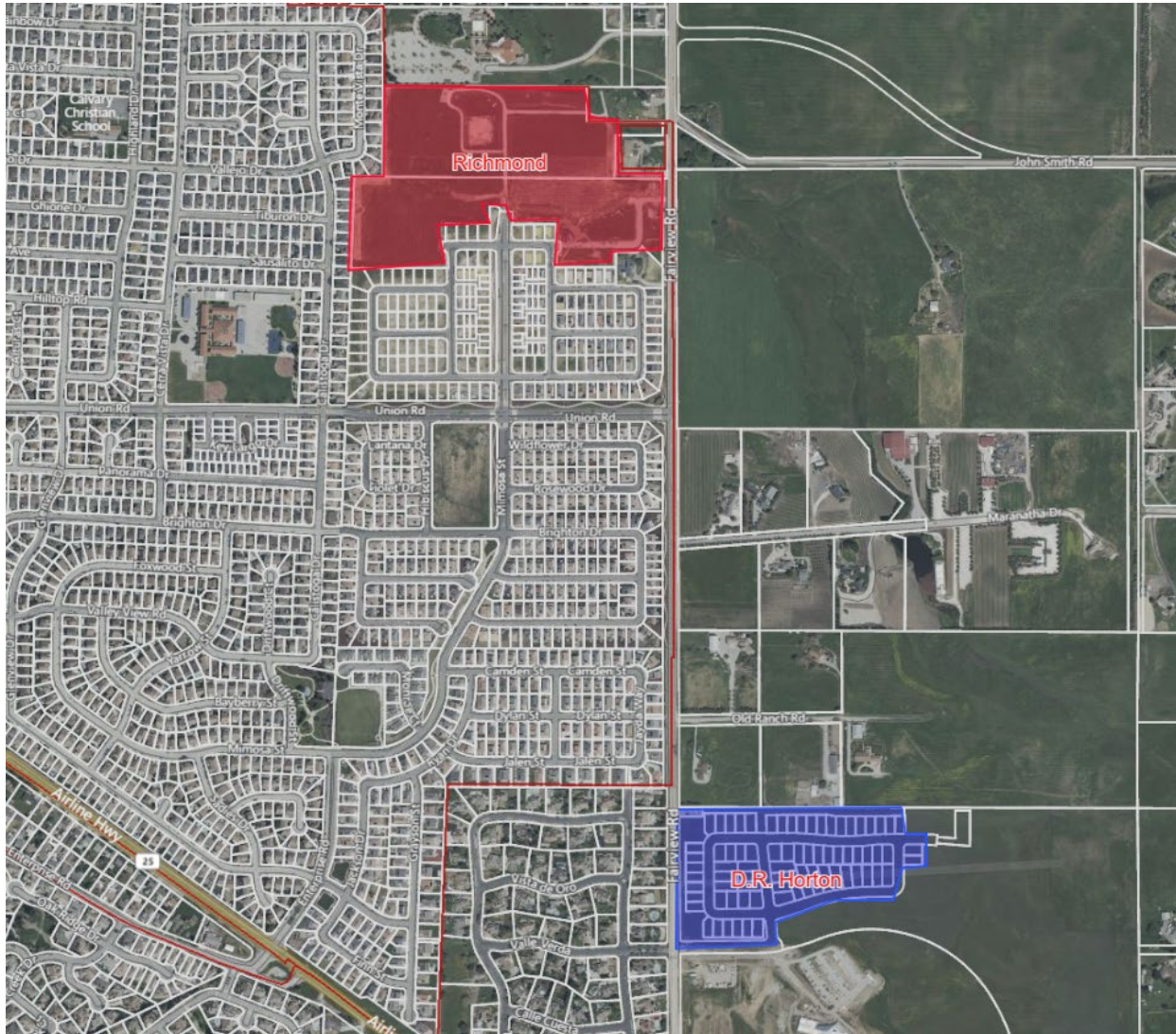
- On February 19, 2026, the Commission approved the resolution of intention, and set the public hearing for today.
- The action requested today is the second step in the formation of a community facilities district for the West of Fairview and Fairview Corners (the “Project”) located in the City of Hollister, County of San Benito.
- The CFD will finance impact fees for the Sunnyslope County Water District (the “District”).
- The District approved CSCDA’s formation and issuance of bonds for the Project on March 25, 2025.

BACKGROUND:

D.R. Horton and Richmond American Homes both have residential projects on similar development timelines therefore the CFD will be formed jointly for economies of scale. A summary of the projects is as follows:

Builder	Project	Jurisdiction	Units	Sunnyslope Fee (\$8,399 per Unit)
Richmond American	West of Fairview Ph 3	City	146	\$ 1,226,254
D.R. Horton	Fairview Corners Ph 1	County	74	\$ 621,526
Total			220	\$ 1,847,780

Richmond American's project is in red in the map below. DR Horton has finished lots in blue.



COMMISSION ACTION:

- a. Conduct public hearing.
- b. Consideration of resolution of formation establishing CFD 2026-03 therein, providing for the levy of a special tax therein to finance certain public improvements and certain development impact fees.
- c. Consideration of resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements and certain development impact fees to mitigate the impacts of development within of CFD 2026-03.

- d. Consideration of resolution calling special mailed-ballot elections within CFD 2026-03.
- e. Conduct special elections CFD 2026-03.
- f. Consider resolution declaring results of special mailed-ballot elections within CFD 2026-03.
- g. Conduct first reading of the ordinance levying a special tax for fiscal year 2026-2027 and following years within CFD 2026-03.

Documents: https://www.dropbox.com/scl/fo/wnfdar7jos9hsaf9io1tv/AAaL-qwqrNAXLdEIRNKG_eo?rlkey=nrt8bbxxql84wwtibo9l22mdp&dl=0



Agenda Item No. 7

Agenda Report

DATE: April 2, 2026
TO: CSCDA COMMISSIONERS
PURPOSE: Conduct the public hearing and consideration of resolutions with respect to SCIP 2026A-1 and SCIP 2026A-2.

BACKGROUND AND SUMMARY:

CSCDA Commission Actions:

SCIP 2026A-2

- The actions requested today by the Commission are to initiate the first steps in connection with the four community facilities district projects expected to be included in the SCIP 2026A-2 pool. The Commission approved the resolution of intention for the five assessment districts at the March 19, 2026 meeting.
- A breakdown and location of the projects is listed below. The estimated total amount of the 2026A-2 SCIP financing is \$21 million and will result in the construction of 663 new single-family homes.

<u>Local Agency</u>	<u>Project</u>	<u>Land Use</u>	<u>Amount</u>
Oakley, City of	Rosewood Estates	Single-Family	2,160,000
Tulare, City of	Fulton Estates Phase 2	Single-Family	970,000
Yuba City, City of	Chima Ranch	Single-Family	3,850,000
FORMATION ONLY			
San Diego, County of	Questhaven	Single-Family	1,720,000

SCIP 2026A-1

- The Commission adopted the resolutions of intention for the 10 SCIP assessment and community facilities districts (the “Districts”) on February 5, 2026 and February 19, 2026, respectively.
- The public hearing and approval of the financing was set for today’s meeting.

SUMMARY OF THE FINANCING:

The Series 2026A-1 pooled SCIP revenue bonds will be issued to acquire certain limited obligation bonds issued for certain assessment districts and community facilities districts, as described in the table below. The total anticipated financing for SCIP 2026A-1 is expected to not exceed \$32,596,693 for the following projects:

Local Agency	Project	DBA Name	Land Use	Type	Units
Livermore, City of	Parkview	City Ventures	Single-Family Townhome	Residential	25
Brentwood, City of	Meadows at Marsh Creek	Shea Homes	Single-Family	Residential	140
Bakersfield, City of	Sterling Manor II	D.R. Horton	Single-Family	Residential	105
Galt, City of	Elliott Ranch, Unit 2	Sunset Tartesso	Single-Family	Residential	112
Galt, City of	Fairway Oaks (Cypress)	K. Hovnanian Homes	Single-Family	Residential	92
Galt, City of	Fairway Oaks (Ironwood)	K. Hovnanian Homes	Single-Family	Residential	70
Sacramento, City of	Bee Townhomes	Beazer Homes	Single-Family Condos	Residential	48
Morgan Hill, City of	The Gates	City Ventures	Single-Family Condos	Residential	37
Santa Rosa, City of	Brittain Oaks Condominiums	City Ventures	Single-Family Condos	Residential	74
Yuba, County of	GoldFields Ranch (Phase 1)	LGI Homes	Single-Family	Residential	93
				Total Units	796

ESTIMATED SOURCES & USES AND SB 450 GOOD FAITH ESTIMATES:

Estimated Sources and Uses of Funds	(Tax-Exempt)	(Taxable)	(Combined)
Sources of Funds			
Par Amount	\$25,240,000	\$800,000	\$26,040,000
Discount	(135,794)		(135,794)
Total Sources	\$25,104,206	\$800,000	\$25,904,206
Uses of Funds			
Deposit to Project Fund	\$20,698,417	\$668,345	\$21,366,762
Capitalized Interest Fund	427,678	20,333	\$448,011
Debt Service Reserve Fund	2,034,250	-	\$2,034,250
Costs of Issuance	1,312,862	91,322	\$1,404,184
Underwriter's Discount	631,000	20,000	\$651,000
Total Uses	\$25,104,206	\$800,000	\$25,904,206

SB 450 Information

True Interest Cost of the Bonds	5.256%	7.736%	5.342%
Finance Charge of the Bonds	\$1,943,862	\$111,322	\$2,055,184
Proceeds received from Sale of Bonds	\$20,698,417	\$668,345	\$21,366,762
Total Debt Service on the Bonds	\$51,204,928	\$2,260,708	\$53,465,636

Finance Terms:

Rating: Anticipated rating of BBB- by S&P
Term: 30 years
Method of Sale: Public Offering
Estimated Closing: April 30, 2026

CSCDA Policy Compliance:

The financing complies with CSCDA’s general and land-secured financing policies.

COMMISSIONER ACTION:

- a. Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for Series 2026A-2 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.
- b. Conduct and close or continue consolidated public hearings with respect to the Statewide Community Infrastructure Program (“SCIP”) for certain Assessment Districts (collectively, the “ADs”) and Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for multiple development projects to be included in a bond issuance for Series 2026A-1 or a separate pooled or stand-alone issuance.
- c. Conduct following actions with respect to the SCIP ADs to be included in a bond issuance for Series 2026A-1 or a separate pooled or stand-alone issuance:
 1. Open assessment ballots of landowners within the ADs and announce results.
 2. Consideration of resolutions approving final engineer’s reports, levying assessments, ordering the financing of specified development impact fees and capital improvements, confirming the amounts of unpaid assessments and directing related actions in relation to the ADs.
- d. Conduct following actions with respect to the SCIP CFDs to be included in a bond issuance for Series 2026A-1 or a separate pooled or stand-alone 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.
 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.
 3. Consideration of resolutions calling special mailed-ballot elections within the CFDs.
 4. Conduct special mailed ballot elections for the CFDs.
 5. Consideration of resolutions declaring results of special mailed-ballot elections within the CFDs.
 6. Conduct first readings of Ordinances Levying a Special Tax in the CFDs.
- e. Consider the following resolutions with respect to issuance of SCIP Series 2026A-1 Local Obligations and Revenue Bonds:
1. Consideration of resolution providing for the issuance of SCIP limited obligation improvement bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.
 2. Consideration of resolution providing for the issuance of SCIP special tax bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.
 3. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$32,596,693 of SCIP Revenue Bonds, Series 2026A-1 and approving the forms of a trust agreement, a bond purchase agreement, a continuing disclosure certificate, an official statement, and authorizing certain other actions in connection therewith.

Documents:

https://www.dropbox.com/scl/fo/c7zlak7bsoc03kxj3l98s/AAdGkWAIHJrBuxnazFrr7_o?rlkey=hfe2m1tj7snpw5o3gjm6sqe8x&dl=0



Agenda Item No. 8

Agenda Report

- DATE:** April 2, 2026
- TO:** CSCDA COMMISSIONERS
- PROJECT:** Creekside at Sand Creek – City of Antioch
- PURPOSE:**
- a. Resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Community Facilities District No. 2026-02 (Creekside at Sand Creek), City of Antioch, County of Contra Costa, State of California, and to levy special taxes therein to finance certain public improvements and certain development impact fees;
 - 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. 2026-02 (Creekside at Sand Creek), City of Antioch, County of Contra Costa, State of California and calling for a public hearing.

EXECUTIVE SUMMARY:

The action requested today is the first step in the formation of a community facilities district for the Creekside at Sand Creek (the “Project”) located in the City of Antioch, County of Contra Costa. The CFD will finance public improvements for the City of Antioch (the “City”). The City approved CSCDA’s formation and issuance of bonds for the Project on August 12, 2025.

BACKGROUND:

Tripointe Homes (the “Developer”) of the Creekside Sand Creek Project has requested the financing of certain public improvements needed to facilitate the construction of 220 single-family homes (the “Project”) in the City.

- The Project consists of approximately 50 acres of a 158-acre site, approximately 28 acres planned for residential land uses. The Project also includes approximately 3.9 acres of private parks, 6.1 acres of private open space/landscape areas.
- Authorized Improvements that may be funded through the CFD include include grading, streets, storm drain, sanitary sewer, water, electrical, and bridge improvements.

COMMISSION ACTION:

- a. Resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Community Facilities District No. 2026-02 (Creekside at Sand Creek), City of Antioch, County of Contra Costa, State of California, and to levy special taxes therein to finance certain public improvements and certain development impact fees;
- 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. 2026-02 (Creekside at Sand Creek), City of Antioch, County of Contra Costa, State of California and calling for a public hearing on May 7, 2026.

Documents:

<https://www.dropbox.com/scl/fo/o2mgb4ti8et1fj0tn8u7n/AHpXNql09zmjDDBiVxBwROA?rlkey=24xsx716qm8b9gbr38r88e05o&dl=0>



Agenda Item No. 9

Agenda Report

DATE: April 2, 2026

TO: CSCDA COMMISSIONERS

PROJECT: Highland Grove III (County of Riverside) – Community Facilities District

PURPOSE: Conduct the second reading and adoption of Ordinance Levying a Special Tax for Fiscal Year 2026-27 and Following Fiscal Years Solely Within and Relating to CFD 2026-04.

EXECUTIVE SUMMARY:

CSCDA Commission Actions:

- At the February 5, 2026 CSCDA meeting the Commission adopted the resolution of intention to form the Highland Grove III CFD in the County of Riverside.
- The public hearing was held on March 19, 2026, and the resolution of formation was approved by the Commission including the first reading of the ordinance.
- The action requested today is the final step in the formation of a community facilities district for Highland Grove III (the “Project”) located in the County of Riverside (the “County”).
- The CFD will finance public improvements and impact fees for the County and the Western Municipal Water District (the “District”). The County and the District have approved CSCDA’s formation and issuance of bonds for the Project.

BACKGROUND:

Pulte Homes is developing 163 single-family homes within the boundaries of the County and the District.

Pulte Homes is requesting the formation of a new CFD to fund the following:

- County improvements including street paving, curb/gutter improvements and storm drains for the Project.
- District fees include water and sewer fees, and improvements for the backbone water and in-tract water facilities.

The following is a summary of what will be financed by the CFD:

Riverside County Transportation

Tract No. 36805 - Streets & Drainage

Paving	(b)	\$ 21,187	\$ 3,453,426
Curb & Gutter	(b)	5,679	925,753
Intract - Storm Drain	(b)	8,789	1,432,564
Total Street & Drainage Improvements		\$ 35,655	\$ 5,811,742

Western Municipal Water District - Fees (b)

Water and Sewer Fees

3/4" Residential Capacity Charge	(a)	\$ 7,681	\$ 1,252,003
3/4" Meters	(a)	362	58,938
Sewer Capacity Fees	(a)	7,621	1,242,223
Subtotal - WMWD Fees		\$ 15,664	\$ 2,553,164

WMWD Facilities

Backbone Water 18" (5,607 LF) --- 100% Reimbursement from WMWD ----		\$ -	\$ -
Intract Water Facilities (Estimate)	(b)	16,786	2,736,105
Reclaimed Water Improvements	(b)	2,189	356,776
Contingency / Design, Planning, Engineering, Inspection (10%)		1,897	309,288
Backbone & Intract Water/Reclaimed Improvements		\$ 20,872	\$ 3,402,169

Total WMWD Facilities

	\$ 36,536	\$ 5,955,333
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Total Eligible Costs to be Financed by CFD

	\$ 72,191	\$ 11,767,075
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COMMISSION ACTION:

1. Conduct the second reading and adoption of Ordinance Levying a Special Tax for Fiscal Year 2026-27 and Following Fiscal Years Solely Within and Relating to CFD 2026-04.

Documents: <https://www.dropbox.com/scl/fo/ugrqavv1h2s571g9hqm24/ACb7Z-TQKgUiMOl-LfBLwbc?rlkey=nba3bteetc70safyxql1s8zu3&dl=0>