



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY

SCIP
STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM

NEWSLETTER

March 2026



Greetings - you are receiving this newsletter because you have been identified as a party that could potentially benefit from using the Statewide Community Infrastructure Program to finance impact fees and improvements related to new development projects or to refinance currently outstanding Community Facilities District or Assessment District debt.

You may reply directly to this email with any questions about participating in the Program.

Don't forget to add service@elabra.com to your contact list to ensure that future distributions land in your inbox!

Announcements

CSCDA is pleased to welcome Mendocino County as a new member of SCIP!

We encourage any City, County, School or Special District to join and are more than happy to speak with prospective members about the Program and walk new members through the process of joining.

SCIP 2026B Applications: Last Chance!

Last Chance for SCIP 2026B Applications: Due April 1st!

Application deadline for the Statewide Community Infrastructure Program's annual "Series B" financing is April 1, 2026. SCIP 2026B is expected to price in September and close later in the month. The schedule for SCIP 2026B is provided below:

Application Deadline
Applications due April 1, 2026

April 2026 - May 2026
Prepare Preliminary Engineer's Reports

July 2026 - August 2026
Commence Proceedings

August 2026
Hold public hearing to approve Bond Sale



SCIP Pool Series	2026A-1 & A-2		2026B	2026C
Applications Due	December 1, 2025		April 1, 2026	August 1, 2026
Prepare Preliminary Engineer's Reports / CFD Reports & RMAs	Dec. 2025 - Jan. 2026	Feb. 2025 - Mar. 2026	April 2026 - May 2026	August 2026 - September 2026
Resolutions of Intention + ADs	Feb. 5, 2026	Mar. 19, 2026	July 2, 2026	September 17, 2026
+ CFDs	Feb. 19, 2026	April 2, 2026	July 16, 2026	October 1, 2026
Hold Public Hearing	April 2, 2026	May 7, 2026	August 20, 2026	November 5, 2026
Sell Bonds	April 16, 2026	May 21, 2026	September 9, 2026	November 19, 2026
Close	April 30, 2026	June 3, 2026	September 23, 2026	December 10, 2026

Sales in Progress

SCIP 2026A-1 Bonds (\$26.0 million*)

SCIP 2026A-1 remains on schedule, with district formations and bond sale approval slated for next week, with sale anticipated to occur mid-April 2026, with closing and delivery of funds expected to happen later in the month. Total estimated par amount is \$26.0 million. Approximately \$21.4 million of development impact fees and public improvements are expected to be funded from bond proceeds. When complete, the 10 residential projects are expected to add a total of 796 homes to the California housing supply.

SCIP 2026A-1*				
Location	Project	Developer	No. of Units	Par Amount*
Livermore	Parkview	City Ventures	25	\$800,000
Brentwood	Meadows at Marsh Creek	Shea Homes	140	5,805,000
Bakersfield	Sterling Manor II	D.R. Horton	105	2,045,000
Galt	Elliott Ranch, Unit 2	Sunset Tartesso	112	2,540,000
	Fairway Oaks (Cypress)	K. Hovnanian Homes	92	2,715,000
	Fairway Oaks (Ironwood)	K. Hovnanian Homes	70	1,560,000
Sacramento	Bee Townhomes	Beazer Homes	48	2,065,000
Morgan Hill	The Gates	City Ventures	37	2,125,000
Santa Rosa	Brittain Oaks Condominiums	City Ventures	74	2,130,000
Yuba	GoldFields Ranch (Phase 1)	LGI Homes	93	4,255,000
Total	10 Projects		796	\$26,040,000

SCIP 2026A-2 Bonds (\$18.9 million*)

SCIP 2026A-2 remains on schedule and will follow the 2026A-1 sale. Proceedings have commenced and the bond sale is anticipated to occur in May 2026, with closing and delivery of funds expected to happen in June. Total estimated par amount is \$18.9 million. Approximately \$14.7 million of development impact fees and public improvements are expected to be funded from bond proceeds. When complete, the 8 residential projects are expected to add a total of 690 homes to the California housing supply.

SCIP 2026A-2*				
Location	Project	Developer	No. of Units	Par Amount*
Oakley	Rosewood Estates	Discovery Builders	58	\$2,160,000
Anaheim	Broadway	Meritage Homes	50	1,210,000
Galt	Elliott Ranch Unit 3	Sunset Tartesso	193	2,505,000
Rancho Cordova	Rio Del Oro Lot 67C	Elliott Homes	42	1,425,000
Sacramento (County)	Lakes at Antelope (Unit 2)	KB Home	69	3,085,000
Victorville	Lanes Crossing	LGI Homes	111	3,700,000
Tulare	Fulton Estates Phase 2	Bonadelle Communities	85	970,000
Yuba City	Chima Ranch	LGI Homes	82	3,850,000
Total	8 Projects		690	\$18,905,000

CFD No. 2026-03 (West of Fairview & Fairview Corners) Special Tax Bonds (\$2.5 million*)

CSCDA will be forming its CFD No. 2026-03 (West of Fairview & Fairview Corners) next week. This CFD is for two nearby by non-contiguous projects:

- D.R. Horton (Fairview Corners) - San Benito County - 74 single-family homes
- Richmond American Homes (West of Fairview) - City of Hollister - 146 single-family homes

Both projects are located in the Sunnyslope Water District, whose impact fees of approximately \$1.8 million for the 220 total units will be financed by the CFD. The \$2.5 million bond sale is expected in early May, with a closing later in the month.



Sunnyslope Water District



**Preliminary and subject to change.*

Market Update

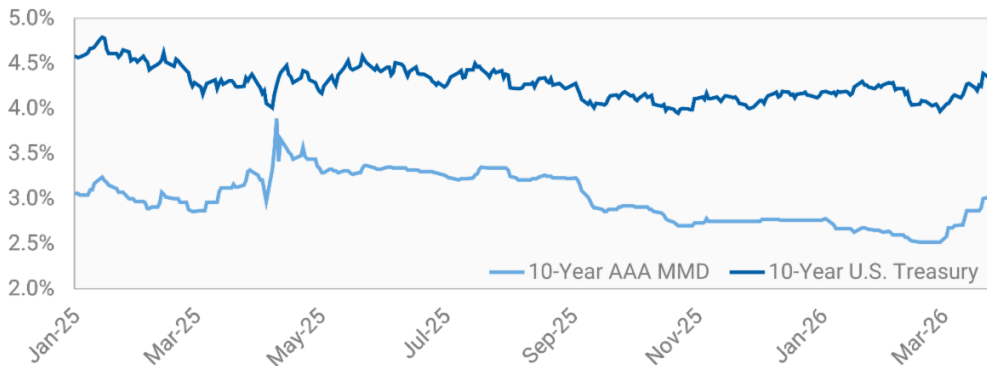
The U.S.-Iran war ends its fourth week without a clear path to a resolution, driving widespread market volatility. The closure of the Strait of Hormuz and the price of oil continues to hold the focus of both world leaders and the stock market, with the S&P 500 having its worst day since the start of the war as price of Brent crude hits \$108 a barrel.

As expected, last week Fed officials left the target Federal Funds rate range unchanged at the FOMC meeting on Wednesday (3.50% - 3.75%), for the second consecutive meeting. Investors focused more on Jerome Powell's remarks following the meeting, which indicated lingering inflation could prevent future rate cuts.

Updated Dot Plot and Summary Economic Projections (SEP) released in tandem with the Fed's rate decision maintained a median estimate of one rate cut this year. While the report revealed higher inflation forecasts, it also projected higher GDP growth than previous estimates.

However, Fed Funds Futures are now pricing in a chance of a rate hike at the next FOMC meeting on April 29, due to oil-driven inflation concerns:

Since the beginning of March (and the U.S.-Iran war), U.S. Treasury yields have risen across the curve by anywhere from 25-50 bps as expectations for cuts this year rapidly dwindle, with the 10 and 30-year treasury yields at 4.42% and 4.93% respectively. The municipal market has also seen rapidly rising rates with the 10-year MMD up by 63 bps since the beginning of March, to a 3.15% and 30-year MMD up by 34 bps to a 4.51%.



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