



## REGULAR MEETING AGENDA

**May 7, 2026  
10:00 am**

**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

709 Portwalk Place  
Redwood City, CA 94065

14270 Trailwind Road  
Poway, CA 92064

3124 Chesapeake Bay Avenue  
Davis, CA 95616

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

*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 April 16, 2026, Regular Meeting.

3. Consent Calendar

4. Public Comment.

**B. AGENDA ITEMS**

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. Foothill Almaden Terrace LLC (Almaden Terrace Apartments), City of San Jose, County of Santa Clara; issue up to \$150,000,000 in nonprofit multifamily housing revenue bonds.
6. 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. MG Del Norte Place Apartments LP. (Del Norte Place Apartments), City of El Cerrito, County of Contra Costa.
7. Proceedings related to the formation Community Facilities District No. 2025-02M (Ocean Breeze Ranch Maintenance), County of San Diego, State of California.
  - a. Consider adoption of the Ordinance entitled: “Ordinance Levying a Special Tax for Fiscal Year 2026-2027 and Following Fiscal Years Solely Within and Relating to the California Statewide Communities Development Authority Community Facilities District No. 2025-02M (Ocean Breeze Ranch Maintenance), County of San Diego, State of California”
8. Statewide Community Infrastructure Program (SCIP) District Proceedings:
  - a. 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-2 or a separate pooled or stand-alone issuance.
  - b. Conduct following actions with respect to the SCIP ADs to be included in a bond issuance for Series 2026A-2 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.

- c. Conduct following actions with respect to the SCIP CFDs to be included in a bond issuance for Series 2026A-2 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.
- d. Conduct special mailed ballot elections for the CFDs.
  - 1. Consideration of resolutions declaring results of special mailed-ballot elections within the CFDs.
- e. Consider introducing, reading by title only and waiving further reading of the following ordinances Levying a Special Tax in the CFDs.
  - 1. “Ordinance Levying a Special Tax Within Community Facilities District No. 2026-12 (Questhaven) County of San Diego, State of California.”
  - 2. “Ordinance Levying a Special Tax Within Community Facilities District No. 2026-11 (Chima Ranch) City of Yuba City, County of Sutter, State of California.”
  - 3. “Ordinance Levying a Special Tax Within Community Facilities District No. 2026-09 (Rosewood Estates) City of Oakley, County of Contra Costa, State of California.”
  - 4. “Ordinance Levying a Special Tax Within Community Facilities District No. 2026-10 (Fulton Estates (Phase 2)) City of Tulare, County of Tulare, State of California.”
- f. Consider the following resolutions with respect to issuance of SCIP Series 2026A-2 Local Obligations and Revenue Bonds:
  - 1. Consideration of a 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 \$21,314,523.67 of SCIP Revenue Bonds, Series 2026A-2 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.
9. Proceedings related to the formation of the Community Facilities District No. 2026-02 (Creekside at Sand Creek), City of Antioch, County of Contra Costa, State of California (“CFD 2026-02”)
- a. Conduct public hearing.
  - b. Consideration of resolution of formation establishing CFD 2026-02 and providing for the levy of special taxes 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 CFD 2026-02.
  - d. Consideration of resolution calling special mailed-ballot election within CFD 2026-02.
  - e. Conduct special election within CFD 2026-02.
  - f. Consider resolution declaring results of special mailed-ballot elections within CFD 2026-02.
  - g. Consider introducing, reading by title only and waiving further reading of an ordinance entitled: “Ordinance Levying a Special Tax Within Community Facilities District No. 2026-02 (Creekside at Sand Creek) City of Antioch, County of Contra Costa, State of California.”
10. 2025-26 Q3 Financials and Bank Account Activity (Information Only).

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

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

**NEXT MEETING:** Thursday, May 21, 2026, at 10:00 am

**CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

**CONSENT CALENDAR**

1. Inducement of Micon Real Estate, Inc. (Casa Grande Apartments), City of Atascadero, County of San Luis Obispo; issue up to \$7 million in tax-exempt multi-family housing revenue bonds.
3. Inducement of Micon Real Estate, Inc. (Riverview Apartments), City of Paso Robles, County of San Luis Obispo; issue up to \$7 million in multi-family housing revenue bonds.
4. Inducement of Parasol Irvine II Housing Partners, L.P. (Parasol Irvine Affordable II), City of Irvine, County of Orange; issue up to \$25 million in tax-exempt multi-family housing revenue bonds.
5. Statewide Community Infrastructure Program (SCIP) Manual Updates.
6. Consideration of a resolution confirming variable rate or a drawn-down structure for commercial Open PACE transactions.
7. Consideration of contract extensions for the following commercial Open PACE administrators:
  - a. GreenRock Capital
  - b. Bayview PACE
  - c. CastleGreen
  - d. Stonehill PACE