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June 4, 2026

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REGULAR MEETING AGENDA

**June 4, 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

15465 Vantage Point
Redding, CA 96001

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

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 May 21, 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. MG Maris Martinez Apartments LP. (Maris at Martinez Apartments), City of Martinez, County of Contra Costa.
 - b. Colden Oaks Apartments LP. (Colden Oaks Apartments), City of Los Angeles, County of Los Angeles.
 - c. Hansen Village Apartments LP. (Hansen Village Apartments), City of Los Angeles, County of Los Angeles.
 - d. EREP TVG Crystal View Owner, LP (Crystal View Apartments), City of Garden Grove, County of Orange.
6. Statewide Community Infrastructure Program (SCIP) District Proceedings:
 - a. Conduct and close or continue public hearing with respect to the California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 26-01 (Mesa Verde (Phase 1)) City of San Diego, County of San Diego (the “Mesa Verde AD”) for the Mesa Verde (Phase 1) development project to be included in a pooled or stand-alone bond issuance.
 - b. Conduct the following actions with respect to the Mesa Verde AD to be included in a pooled or stand-alone bond issuance:
 1. Open assessment ballots of landowners within the Mesa Verde AD and announce results.
 2. Consideration of resolution approving final engineer’s report, 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 Mesa Verde AD.

7. Consider the following actions and resolutions with respect to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell – Improvement Area No. 5), City of Banning, County of Riverside, State of California:
 - a. Consider a resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell), Improvement Area No. 5, Special Tax Bonds, Series 2026, in an aggregate principal amount not to exceed \$24,000,000; authorizing the execution and delivery of an Indenture providing for the issuance of such bonds; approving a Bond Purchase Contract providing for the sale of such bonds; approving an Official Statement; approving a Continuing Disclosure Certificate; authorizing the sale of such bonds; and authorizing related actions and the execution of related documents in connection with the issuance, sale and delivery of such bonds
8. Consideration of a joint powers agreement with the Citrus Heights Water District.
9. Consideration of a recommendation to engage Jacob Green & Associates for Strategic Planning, Goal Setting, and Executive Director evaluation services.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

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

NEXT MEETING: Thursday, June 18, 2026, at 10:00 am

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

CONSENT CALENDAR

1. Inducement of HPD Alturas II LP (Alturas Meadows Apartments), City of Alturas, County of Modoc; issue up to \$5 million in tax-exempt multi-family housing revenue bonds.
2. Inducement of HPD Cedarwood II LP (Cedarwood Apartments), Unincorporated County of Shasta; issue up to \$5 million in multi-family housing revenue bonds.
3. Inducement of HPD Desert Hot Springs II LP (Casa West & Casa del Sol Apartments), City of Desert Hot Springs, County of Riverside; issue up to \$10 million in tax-exempt multi-family housing revenue bonds.
4. Consideration of C-PACE Guidelines updates.
5. Consideration of membership to the National Association of PACE Program Administrators (NAPPA).
6. Consideration of a resolution making certain determinations associated with placing assessment on the Ventura County tax roll.



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

**May 21, 2026
10:00 AM**

Commission Chair Leonard Moty called the meeting to order at 10:02 a.m.

1. Roll Call.

Commission members participating: Leonard Moty, Kevin O'Rourke, Lisa Bartlett, Helen Robbins-Meyer, and Brian Moura.

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

2. Consideration of the Minutes of the May 7, 2026 Regular Meeting.

The Commission approved the May 7, 2026 Regular Meeting minutes with minor corrections.

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

3. Consent Calendar.

The Commission approved the Commission Calendar.

1. Consideration of resolution ratifying Resolution No. 26H-10, and identifying the Class B Purchaser in connection with the issuance of multifamily housing revenue bonds to finance the acquisition and rehabilitation of Almaden Terrace Apartments.

Motion to approve by H. Robbins-Meyer. Second by K. O'Rourke. 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. Bedford Sunterra Apartments LLC (Sunterra Apartments), City of Oceanside, County of San Diego; issue up to \$115,000,000 in nonprofit multifamily housing revenue bonds.

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

- b. Foothill Santa Lucia LLC (Santa Lucia Townhomes), City of Salinas, County of Monterey; issue up to \$100,000,000 in nonprofit multifamily housing revenue bonds.

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

Commission Member Moura joined the meeting.

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. 1454 Florence LLC (1454 Florence Apartments), City of Los Angeles, County of Los Angeles.

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

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

- a. Consider adoption of the following Ordinances entitled:

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."

Motion to approve by B. Moura. Second by H. Robbins-Meyer. Unanimously approved by roll-call vote.

8. 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. Consider adoption of an Ordinance entitled: “Ordinance Levying a Special Tax for Fiscal Year 2026-2027 and Following Fiscal Years Within Community Facilities District No. 2026-02 (Creekside at Sand Creek) City of Antioch, County of Contra Costa, State of California.”

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

9. Consideration of LGSI Scholarship Award.

The Commission transferred the LGSI scholarship from Leslie Arroyo, City of Saratoga to Charla Gomez, TOD Manager, San Mateo County Transit District.

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

10. Executive Director Update.

Executive Director Williams reported that she attended the California Contract Cities Association conference the week before and spoke to San Leandro who may be looking at a CFD and Artesia who asked about Tax Increment Finance bonds.

She reported that she will be attending both the CSAC Regional meeting and the League of California City Central Valley Division meeting.

11. Staff Update.

Staff had no update.

12. Adjourn.

The meeting was adjourned at 10:21 a.m.

Submitted by: Sindy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, June 4, 2026 at 10:00 a.m.



Agenda Item No. 3

Agenda Report

DATE: June 4, 2026
TO: CSCDA COMMISSIONERS
PURPOSE: Consent Calendar

4. Consideration of C-PACE Guideline updates.

CSCDA established guidelines for its C-PACE program to ensure that all of its Open PACE administrators operated within the same parameters. PACE Counsel, Jones Hall and Orrick and staff have completed its annual review and are recommending the following updates:

- Removal of capital providers who do not have an agreement with CSCDA. This ensures if there are any issues with PACE assessments CSCDA has recourse with an administrator.
- Require that all discretionary approvals, including CEQA be in place prior to any C-PACE financing.
- Removing consumer protection requirements for C-PACE administrators since they are not offering residential PACE.
- Removing the requirement that a notice of default be recorded to disqualify a project. If there is a delinquency or default even though it is not recorded a project may not proceed.
- Removing for-sale condominiums from the product type that can be financed. These types of projects have been administratively burdensome and have been subject to a much higher rate of delinquency.
- Removing the 30% maximum PACE lien requirement as this is not a State law requirement. State law requires that the combined lien to value cannot exceed 95%.

5. Consideration of membership to the National Association of PACE Program Administrators (NAPPA).

A group of states who operate C-PACE programs have created a new association made up solely of public agencies to share information and processes in the C-PACE universe. The members include Missouri, Texas, Florida, Michigan, Pennsylvania, Ohio and other states. The current associations in place for PACE represent the private sector and have not been applicable to what CSCDA is offering. Membership is \$500 and will provide learning opportunities to improve what CSCDA is currently offering.

6. Consideration of a resolution making certain determinations associated with placing assessments on the Ventura County tax roll.

The County of Ventura requires that the CSCDA Commission adopt a resolution that provides a list of unpaid PACE assessments to complete the annual PACE enrollment. The resolution was drafted by Jones Hall as PACE Counsel and DTA Finance provided the list of unpaid assessments.

Documents:

<https://www.dropbox.com/scl/fo/neweebb411d5pcamd0rtj/AKdyF0SirJF2whhCMJLCgw?rlkey=u8sjhpywojr909sa4nbas1arm&dl=0>



Agenda Item No. 5a

Agenda Report

DATE: June 4, 2026

TO: CSCDA COMMISSIONERS

PROJECT: Maris at Martinez Apartments

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

EXECUTIVE SUMMARY:

Maris at Martinez Apartments (the “Project”) is the conversion and rehabilitation of 168 units of rental affordable housing located in the City of Martinez. A minimum of 80% of the units will be rent restricted for low-income residents.

PROJECT DESCRIPTION:

- Conversion and rehabilitation of a 168-unit affordable rental housing facility located at 142 Fig Tree Lane in the City of Martinez.
- Once converted, the project will provide a minimum of 134 affordable units for low income Martinez residents.
- Amenities include covered parking, BBQ pavilion, fitness center, pool, social lounge and co-working space, pet care station, playground, and onsite bike storage.

PROJECT ANALYSIS:

Background on Applicants:

MG Properties, founded in 1992, owns and operates more than 32,000 units across 218 multifamily properties. MG Properties provides in-house property management, asset management, and construction management. At each stage of its expansion, MG Properties has continued its focus on self-managed value-add workforce housing. In most cases, acquisitions have required renovations and operational improvements to make them successful. In some cases, the dramatic improvements made to the properties have been the impetus for the revitalization of surrounding

neighborhoods. MG has received numerous awards from local communities and industry associations for property renewal and management accomplishments, in combination with its philanthropic efforts in the local communities they serve.

Pacific Housing, Inc. (PHI), is a 501c3 nonprofit organization with the mission to advocate and promote the development of quality affordable housing, affordable housing programs, and quality resident services across California. PHI has over 25 years of experience working with federal, state, and regional funding/planning agencies to pursue the development of affordable housing projects. PHI has a portfolio of over 25,000 rental housing units with a majority of those reserved for lower income families or seniors. CSCDA has worked with PHI on dozens of prior affordable housing projects.

Public Benefits:

- A minimum of 80% of the units will be rent-restricted for 15+ years.
 - At least 134 units restricted to 80% or less of area median income households.

Transaction Terms:

Financing:	Conventional
Government Grant:	\$5,000
Regulatory Term:	15 Years (plus extensions)
Estimated Closing:	July, 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 MG MARIS APARTMENTS, L.P., 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, MG MARIS APARTMENTS, L.P., a DELAWARE LIMITED PARTNERSHIP (the “Awardee”), wishes to the Authority to assist in financing the acquisition, construction, and development of a 168-unit (including at least one manager’s unit) multifamily housing rental development referred to as Maris at Martinez Apartments (the “Project”), owned by the Awardee and located in the City of Martinez (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 JUNE 4, 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 JUNE 4, 2026.

By: _____
Authorized Signatory



Agenda Item No. 5b

Agenda Report

DATE: June 4, 2026

TO: CSCDA COMMISSIONERS

PROJECT: Colden Oaks 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:

Colden Oaks Apartments (the “Project”) is the conversion and rehabilitation of 38 new units of rental affordable housing located in the City of Los Angeles. A minimum of 50% of the units will be rent restricted for low-income residents.

PROJECT DESCRIPTION:

- Conversion and rehabilitation of a 38-unit affordable rental housing facility located at 225 West Colden Avenue in the City of Los Angeles.
- Once converted, the project will provide a minimum of 19 affordable units for low income Los Angeles residents.
- Amenities include secured parking, laundry, a community room, and open space.

PROJECT ANALYSIS:

Background on Applicants:

Positive Investments, Inc., founded by seasoned real estate veteran Rao Yalamanchili, is a leading California-based real estate investment and property management company. With five decades of experience, the company has built a strong reputation for delivering value-drive real estate solutions through strategic acquisitions, hands-on management, and disciplined asset disposition. Positive Investments, Inc. operates on a foundation of personalized service, disciplined business practices, and constant innovation in cost-effective building management. The company's mission is to identify and unlock the potential of undervalued or underperforming real estate assets through

strategic investment, expert management, and community-conscious operations. Today, Positive Investments, Inc. owns and operates a robust portfolio including more than 12,000 multifamily units.

The Foundation for Affordable Housing (“The Foundation”) is a 501(c)(3) public benefit nonprofit corporation that creates safe, comfortable, high-quality, affordable homes that enrich the lives of their residents and add stability to the surrounding community. Whether a development is a strategic partnership or one of the many they own, their team focuses on the construction, acquisition, and operation of low-income, special needs and senior housing. The Foundation has been making the visions of their partners come to life for 30 years. The Foundation is preferred by many of the nation’s premiere real estate development companies who appreciate their attentiveness to their needs and input. They have the size, longevity, efficiency, and experience to bring visions to life. By focusing on the profitability and sustainability of each of their projects, they have been able to build safe and comfortable housing for those who need it most. They provide community enrichment services and a strong network of industry-leading property management firms. They ease the burden of State, County, and Local Housing Authorities through the construction, acquisition, and operation of low-income and senior housing. CSCDA has worked with The Foundation on dozens of prior affordable housing projects.

Public Benefits:

- A minimum of 50% of the units will be rent-restricted for 10+ years.
 - At least 19 units restricted to 80% or less of area median income households.

Transaction Terms:

Financing:	Conventional
Government Grant:	\$5,000
Regulatory Term:	10 Years (plus extensions)
Estimated Closing:	June, 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 COLDEN OAKS APARTMENTS 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, COLDEN OAKS APARTMENTS LP, a CALIFORNIA LIMITED PARTNERSHIP (the "Awardee"), wishes to the Authority to assist in financing the acquisition, construction, and development of a 38-unit (including at least one manager's unit) multifamily housing rental development referred to as Colden Oaks 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 JUNE 4, 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 JUNE 4, 2026.

By: _____
Authorized Signatory



Agenda Item No. 5c

Agenda Report

DATE: June 4, 2026

TO: CSCDA COMMISSIONERS

PROJECT: Hansen Village 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:

Hansen Village Apartments (the “Project”) is the conversion and rehabilitation of 116 new units of rental affordable housing located in the City of Los Angeles. A minimum of 25% of the units will be rent restricted for low-income residents.

PROJECT DESCRIPTION:

- Conversion and rehabilitation of a 116-unit affordable rental housing facility located at 11821 Foothill Blvd. in the City of Los Angeles.
- Once converted, the project will provide a minimum of 29 affordable units for low income Los Angeles residents.
- Amenities include parking, tennis courts, laundry facilities, and pool access.

PROJECT ANALYSIS:

Background on Applicants:

Positive Investments, Inc., founded by seasoned real estate veteran Rao Yalamanchili, is a leading California-based real estate investment and property management company. With five decades of experience, the company has built a strong reputation for delivering value-drive real estate solutions through strategic acquisitions, hands-on management, and disciplined asset disposition. Positive Investments, Inc. operates on a foundation of personalized service, disciplined business practices, and constant innovation in cost-effective building management. The company's mission is to identify and unlock the potential of undervalued or underperforming real estate assets through

strategic investment, expert management, and community-conscious operations. Today, Positive Investments, Inc. owns and operates a robust portfolio including more than 12,000 multifamily units.

The Foundation for Affordable Housing (“The Foundation”) is a 501(c)(3) public benefit nonprofit corporation that creates safe, comfortable, high-quality, affordable homes that enrich the lives of their residents and add stability to the surrounding community. Whether a development is a strategic partnership or one of the many they own, their team focuses on the construction, acquisition, and operation of low-income, special needs and senior housing. The Foundation has been making the visions of their partners come to life for 30 years. The Foundation is preferred by many of the nation’s premiere real estate development companies who appreciate their attentiveness to their needs and input. They have the size, longevity, efficiency, and experience to bring visions to life. By focusing on the profitability and sustainability of each of their projects, they have been able to build safe and comfortable housing for those who need it most. They provide community enrichment services and a strong network of industry-leading property management firms. They ease the burden of State, County, and Local Housing Authorities through the construction, acquisition, and operation of low-income and senior housing. CSCDA has worked with The Foundation on dozens of prior affordable housing projects.

Public Benefits:

- A minimum of 25% of the units will be rent-restricted for 10+ years.
 - At least 29 units restricted to 80% or less of area median income households.

Transaction Terms:

Financing:	Conventional
Government Grant:	\$5,000
Regulatory Term:	10 Years (plus extensions)
Estimated Closing:	June, 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 HANSEN VILLAGE APARTMENTS 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, HANSEN VILLAGE APARTMENTS LP, a CALIFORNIA LIMITED PARTNERSHIP (the “Awardee”), wishes to the Authority to assist in financing the acquisition, construction, and development of a 116-unit (including at least one manager’s unit) multifamily housing rental development referred to as Hansen Village 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 JUNE 4, 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 JUNE 4, 2026.

By: _____
Authorized Signatory



Agenda Item No. 5d

Agenda Report

DATE: June 4, 2026

TO: CSCDA COMMISSIONERS

PROJECT: Crystal View Apartments

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

EXECUTIVE SUMMARY:

Crystal View Apartments (the “Project”) is a 402 unit rental housing property located in the City of Garden Grove. In 2004, CSCDA issued tax-exempt bonds and recorded a regulatory agreement against the Property, restricting 20% of the units for very-low-income residents. The regulatory agreement expires in 2027 and on November 20, 2025 the CSCDA Commission approved the extension of the term of the regulatory agreement for a minimum of an additional 30 years, thereby preserving the 81 units for very-low-income residents. The new Project owner also now wishes to restrict an additional 30% of the Project’s units for low-income residents.

PROJECT DESCRIPTION:

- Further conversion and rehabilitation of a 402-unit affordable rental housing facility located at 12091 Bayport Street in the City of Garden Grove.
- Once converted, the project will provide a minimum of an additional 120 affordable units for low income Orange County residents.

PROJECT ANALYSIS:

Background on Applicants:

Eagle Partners is a vertically integrated multifamily operator with a focus on investing in and preserving affordable housing communities in Southern California. Eagle Partners is a hands-on, dedicated operator with significant institutional multifamily investment and management experience. Its founder, Randy Friend, has 25 years of experience and has acquired over 5,000

multifamily units, including affordable, workforce, tax credit, senior and market rate properties. In addition, Eagle Partners has delivered over 700 affordable housing units developed in partnerships with local cities, counties, and communities. Eagle Partners focuses on regulated housing, unregulated housing, senior housing and workforce housing. This is CSCDA’s third project with Eagle Partners.

Affordable Housing Access, Inc. (“AHA”) is a 501(c)(3) nonprofit public charity founded in 1999. AHA's principal mission is the creation and preservation of quality affordable housing. AHA's ancillary mission is providing or supporting social services which empower low-income individuals and communities. A cornerstone of achieving its mission is partnership with a wide range of developers, owners, investors, lenders, social service providers, public charities and government to leverage its own capabilities. AHA and its partners have constructed, or acquired and rehabilitated more than 20,000 affordable housing apartments and homes throughout the West. CSCDA has worked with AHA on dozens of prior affordable housing projects.

Public Benefits:

- A minimum of an additional 30% of the Project’s units will be rent-restricted for 15+ years.
 - At least 120 units restricted to 80% or less of area median income households.

Transaction Terms:

Financing:	Conventional
Government Grant:	\$5,000
Regulatory Term:	15 Years (plus extensions)
Estimated Closing:	July, 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 EREP TVG CRYSTAL VIEW OWNER, 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, EREP TVG CRYSTAL VIEW OWNER, LP, a CALIFORNIA LIMITED PARTNERSHIP (the "Awardee"), wishes to the Authority to assist in financing the acquisition, construction, and development of a 402-unit (including no more than five manager's units) multifamily housing rental development referred to as Crystal View Apartments (the "Project"), owned by the Awardee and located in the City of Garden Grove (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 JUNE 4, 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 JUNE 4, 2026.

By: _____
Authorized Signatory



Agenda Item No. 6

Agenda Report

DATE: June 4, 2026

TO: CSCDA COMMISSIONERS

PURPOSE: Statewide Community Infrastructure Program (SCIP) District Proceedings – Mesa Verde (Phase 1), City of San Diego, County of San Diego.

BACKGROUND AND SUMMARY:

CSCDA Commission Actions:

- On April 16, 2026 the Commission adopted the resolution of intention to form an assessment district for the 212-condominium project known as Mesa Verde (Phase 1) in the City of San Diego (the “City”).
- The project will be financing the City’s park and mobility fees totaling approximately \$7.9 million. Renderings of some of the units are in Attachment A
- The public hearing was scheduled for today’s meeting.

COMMISSIONER ACTION:

- a. Conduct the public hearing with respect to the Statewide Community Infrastructure Program (“SCIP”) for the Mesa Verde (Phase 1) (“Mesa Verde”) project, City of San Diego, County of San Diego, State of California to be included in a pooled bond issuance or stand-alone issuance.
- b. Conduct following actions with respect to the Mesa Verde AD to be included in a pooled bond issuance or a stand-alone issuance:
 1. Open assessment ballots of landowners within the AD and announce results.
 2. Consideration of resolutions approving final engineer’s report, levying assessment, 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 AD.

Documents: <https://www.dropbox.com/scl/fo/m3i4ym61bmkdmtsghm1q6/ALEykomf2w61FqKbKiL5-40?rlkey=hwyeh5ujo5iw8u1tjw96k48no&dl=0>

Attachment A







Agenda Item No. 7

Agenda Report

DATE: June 4, 2026

TO: CSCDA COMMISSIONERS

PROJECT: Atwell (City of Banning) – Community Facilities District

PURPOSE: Consider the following actions and resolutions with respect to California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell – Improvement Area No. 5), City of Banning, County of Riverside, State of California

EXECUTIVE SUMMARY:

CSCDA Commission Actions:

- The Commission adopted the resolution of intention at the June 26, 2025 meeting to annex and designate Improvement Areas 5 & 6.
- The public hearing was scheduled and held on September 4, 2025.
- The action for consideration today is for the financing of Improvement Areas 5. The financing for Improvement Area No. 6 will be brought back at a later date.

Summary of previous CSCDA Financings:

- CSCDA issued \$18,000,000 of CFD bonds for Improvement Area No. 1. (2021)
- CSCDA issued \$13,970,000 of CFD bonds for Improvement Area No. 2. (2022)
- CSCDA issued \$14,145,000 of CFD bonds for Improvement Area No. 3. (2024)
- CSCDA issued \$18,590,000 of CFD bonds for Improvement Area No. 4. (2024)

PROJECT BACKGROUND:

TriPointe Homes has an approved master planned community in the City of Banning that will create up to 4,862 single and multifamily residential developments, with neighborhood and community parks, trails, a

community center, and two elementary school sites. The City of Banning unanimously approved the formation of the CFD for the Atwell project by CSCDA on June 11, 2018.

The financing will include the following improvements, fees and maintenance:

Public Capital Improvements:

- a. Public Streets, Freeway Interchange and other related improvements within public right of way
- b. Potable and Non-Potable Water Facilities
- c. Sewer Facilities
- d. Dry Utilities
- e. Public Parks, Park and Ride Lots, Community Center, Open Space and Landscaping
- f. Storm Water Drainage, Retention and Detention Facilities
- g. Fire Facilities, Police Facilities and other Government Facilities

City of Banning Development Impact Fees:

- a. Fire Facilities
- b. Police Facilities
- c. Traffic Control Facilities
- d. General Plan
- e. Park Land Development
- f. General City Facilities
- g. Energy Conservation
- h. New Electrical Service
- i. Water Connection
- j. Water Meter
- k. Sewer/Wastewater Connection
- l. Any other Capital Improvement, Development Impact, Mitigation, Capacity or Connection Fees and Charges

Maintenance:

The types of services authorized to be financed are police protection services, fire protection and suppression services, ambulance and paramedic services, lighting of parks, parkways, streets, traffic signals, roads and open space, flood and storm protection and water quality improvement services.

ESTIMATED SOURCES & USES AND SB 450 GOOD FAITH ESTIMATES:

<u>Estimated Sources and Uses of Funds</u>	<u>Total</u>
Sources of Funds	
Par Amount	\$16,345,000
Net Premium	(679,691)
Total Sources	\$15,665,309
 Uses of Funds	
Deposit to Project Fund	\$13,005,366

Capitalized Interest Fund	\$392,298
Debt Service Reserve Fund	\$1,427,501
Costs of Issuance	\$513,244
Underwriter's Discount	\$326,900
Total Uses	\$15,665,309

SB 450 Information

True Interest Cost of the Bonds	5.501%
Finance Charge of the Bonds	\$840,144
Proceeds received from Sale of Bonds	\$13,005,366
Total Debt Service on the Bonds	\$34,447,188

Finance Terms:

Rating:	Unrated
Term:	30 years
Method of Sale:	Public Offering
Estimated Closing:	July 9, 2026

CSCDA Policy Compliance:

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

COMMISSION ACTION:

1. Consideration of a resolution approving the issuance of the California Statewide Communities Development Authority Community Facilities District No. 2020-02 (Atwell – Improvement Area No. 5), Special Tax Bonds, Series 2026, in an aggregate principal amount not to exceed \$24,000,000; authorizing the execution and delivery of an indenture providing for the issuance of such bonds; approving a bond purchase contract providing for the sale of such bonds; approving an official statement; approving a continuing disclosure certificate; authorizing the sale of such bonds; and authorizing related actions and the execution of related documents in connection with the issuance, sale and delivery of such bonds.

Documents:

https://www.dropbox.com/scl/fo/asxgkiyul8rdnjbn49q7s/AEIJk_NNqa04_3EE6RxEi1E?rlkey=48vu0ae2nht3en314ltqtkps&dl=0



Agenda Item No. 8

Agenda Report

DATE: June 4, 2026

TO: CSCDA COMMISSIONERS

PURPOSE: Consideration of a Joint Exercise of Powers Agreement between CSCDA and Citrus Heights Water District.

EXECUTIVE SUMMARY:

The Citrus Heights Water District (the “District”) has requested that CSCDA enter into a new joint exercise of powers agreement, creating the Citrus Heights Water District Financing Authority (the “Authority”), to assist with the financing to upgrade/reconstruct its administrative building with a first round of financing in the fall, and do a second financing in a year or two to fund additional capital projects for the District.

BACKGROUND & SUMMARY:

In order to form the joint powers authority, the Agency needed to find an eligible public entity to be the counterparty to a joint exercise of powers agreement.

- The governing board of the Authority will consist of the members of the District Board. The administration and operation of the Authority will be provided by District 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 District 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, San Benito County Water District, City of Goleta and the Tahoe-Truckee Sanitation Agency in connection with similar financings.
- CSCDA will charge the District its standard facilitation fee of \$10,000.

- Best, Best & Krieger is serving as bond counsel. CSCDA's General Counsel has reviewed the Joint Exercise of Powers Agreement.

RECOMMENDED ACTION:

CSCDA's Executive Director recommends that the Commission approve the resolution to authorize CSCDA to enter into the joint exercise of powers agreement by and between CSCDA and the Citrus Heights Water District.

Documents: <https://www.dropbox.com/scl/fi/mgc2gbeuo7pgrd77n24hx/Citrus-Heights-Water-District-Joint-Powers-Agreement-comments.docx?rlkey=qzog5n5murslrbyq1mrimpz&dl=0>



Agenda Item No. 9

Agenda Report

DATE: June 4, 2026

TO: CSCDA COMMISSIONERS

PURPOSE: Approve Recommendation and to engage Jacob Green & Associates for Strategic Planning, Goal Setting, and Executive Director Evaluation Services

RECOMMENDATION

It is recommended that the CSCDA Commission approve the recommendation from Chair Moty and Executive Director Williams to engage Jacob Green & Associates to provide strategic planning, goal setting, and Executive Director evaluation services with a proposed budget of \$55,000 plus expenses. The Professional Services Agreement will be brought to the Commission at a later date for approval.

BACKGROUND

On April 3, 2026, CSCDA issued a Request for Proposals to provide strategic planning, goal setting, and Executive Director evaluation services. The RFP was sent to four firms and by the April 24 deadline three firms had submitted proposals. CSCDA received proposals from Raftelis, Jacob Green & Associates, and Daniel Keen Consulting (Executive Director evaluation services only). Utilizing a 100-point scale, Chair Moty and Executive Director Williams ranked the firms based on experience (30), staffing (20), methodology (30), and cost (20). During the discussion, it was also determined that strategic planning and goal setting services would best be provided in conjunction with Executive Director evaluation services by the same firm in order to align Executive Director and organizational goals.

After requesting more information regarding budget and continuity of staffing, the final ranking of the proposals was as follows:

Jacob Green & Associates	97.5
Raftelis	87.0
Daniel Keen Consulting	76.5

Given the unique structure and programming of CSCDA, Chair Moty and Executive Director Williams are recommending Jacob Green & Associates based on their experience providing similar services to multiple types of agencies, understanding of CSCDA's structure, programming, and needs, and overall budget with ability to provide additional or a la carte services if additional workshops, meetings, or services are required.

NEXT STEPS

If the Commission approves the Chair and Executive Director recommendation, it is anticipated that the Professional Services Contract will come to the Commission for approval at the June 18, 2026, meeting for approval with services to begin in July.



CSCDC
 CALIFORNIA STATEWIDE COMMUNITIES
 DEVELOPMENT CORPORATION



California State Association of Counties



LEAGUE OF
 CALIFORNIA
 CITIES

REGULAR MEETING AGENDA

June 4, 2026

10:00 AM or upon adjournment of the CSCDA Meeting

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

Telephonic Locations:

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

3252 Southern Hills Drive
 Fairfield, CA 94534

709 Portwalk Place
 Redwood City, CA 94065

15465 Vantage Point
 Redding, CA 96001

14270 Trailwind Road
 Poway, CA 92064

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

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.

1. Roll Call.

- _____ Leonard Moty, President
- _____ Niroop Srivatsa, Vice President
- _____ Kevin O'Rourke, Secretary
- _____ Lisa Bartlett, Treasurer

- _____ Brian Moura, Member
- _____ Helen Robbins-Meyer, Member
- _____ Vito Chiesa, Member
- _____ Norman Coppinger, Alt. Member

2. Consideration of the Minutes of the April 16, 2026 Meeting.

3. Public Comment.

4. Approve all necessary actions; the execution and delivery of all necessary documents; and authorize any signatory to sign all necessary documents in connection with the following:
 - a. Approve the making of up to \$10,000,000 in qualified low-income community investments by CSCDC 31 LLC to Ampla Health, City of Marysville, County of Yuba, California.
 - b. Approve the making of up to \$8,500,000 in qualified low-income community investments by CSCDC 32 LLC to College of the Desert, City of Palm Springs, County of Riverside, California.
 - c. Approve the making of up to \$15,000,000 in qualified low-income community investments by CSCDC 33 LLC to Mendocino Community Health Clinic, City of Ukiah, County of Mendocino, California.
5. Executive Director Update.
6. Staff Updates.
7. Adjourn.



CSCDC
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT CORPORATION



MINUTES

ANNUAL MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT CORPORATION

April 16, 2026

10:00 am or upon adjournment of the CSCDA Meeting

Board President Leonard Moty called the meeting to order at 10:26 a.m.

1. Roll Call.

Commission members participating: Leonard Moty , Niroop Srivatsa, Helen Robbins-Meyer, Lisa Bartlett and Brian Moura.

Others participating: Felicia Williams, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; 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 19, 2026 Meeting.

The Commission approved the minutes of the March 19, 2026 Meeting.

Motion to approve by H. Robbins-Meyer. Second by L. Bartlett. Unanimously approved by voiced-call vote.

3. Public Comment.

There was no public comment.

4. Approve all necessary actions; the execution and delivery of all necessary documents; and authorize any signatory to sign all necessary documents in connection with the following:

- a. Approve the making of up to \$13,500,000 in qualified low-income community investments by CSCDC 30 LLC to The Open Door Network, City of Bakersfield, County of Kern, California.

Motion to approve by B. Moura. Second by L. Bartlett. Unanimously approved by voiced-call vote.

5. Consideration of CSCDC Anti-Discrimination Policy for NMTC Investments.

Motion to approve by L. Bartlett. Second by H. Robiins-Meyer. Unanimously approved by voiced-call vote.

6. Executive Director Update.

Executive Director Williams had no updates.

7. Staff Update.

Staff had no updates.

8. Adjourn.

The meeting was adjourned at 10:32 a.m.

Submitted by: Sendy Young, CSAC Finance Corporation



Agenda Report

DATE: June 4, 2026

TO: CSCDC BOARD OF DIRECTORS

PURPOSE: Approve the Making of up to \$10,000,000 in Qualified Low Income Community Investments by CSCDC 31 LLC to Ampla Health, City of Marysville, County of Yuba, California.

SPONSOR BACKGROUND:

Ampla Health is a nonprofit, Federally Qualified Health Center (FQHC) offering comprehensive, affordable, high-quality healthcare services in Northern California. Ampla was originally founded in 1964 as the Sutter-Yuba Farm Workers Health Project to serve seasonal and migrant farm workers and other low-income populations. Over the past six decades, the organization has grown into a network of FQHCs that provides an array of healthcare services in local communities, offering services to all people regardless of their ability to pay. Ampla has 20 clinics located throughout Northern California, and offers comprehensive medical, dental, behavioral health, pediatrics, chiropractic, and specialty healthcare services to residents of Butte, Colusa, Glenn, Sutter, Tehama, and Yuba Counties. Over 90% of Ampla's patients are low-income.

In 2025, Ampla provided a total of 390,853 clinical visits across all locations and platforms, serving 82,179 unique patients. Ampla has 849 employees. Ampla's mission statement is: "To provide high quality medical, dental, social, and educational health services that meet the unique needs of all patients, especially those who are medically underserved including farm workers and others without financial resources." CSCDC has closed two prior NMTC financings for Ampla:

- **Ampla Marysville Clinic:** In March 2023, CSCDC closed a \$7.5MM NMTC financing to support the renovation of a portion of a larger 1920s-era retail building in Marysville into a 10,000 SF comprehensive healthcare clinic. The Marysville Clinic now serves 8,000 unique patients annually.
- **Ampla Yuba City:** In May 2023, CSCDC closed a \$11MM NMTC financing to support the renovation and expansion of Ampla's main medical clinic in Yuba City into a 56,647 SF integrated healthcare campus. Construction of the campus was completed in April 2025.

PROJECT OVERVIEW:

Ampla has requested that CSCDC provide up to \$10,000,000 in NMTC allocation to renovate the remainder of the Ampla Marysville Clinic building referenced above into a 41,625 SF Program for All-Inclusive Care for the Elderly (PACE) Center. The PACE Center will provide healthcare and integrated services to support independent living for low-income older adults.

At the time of the Ampla Marysville Clinic financing, the remaining portion of the building was being leased to third-party tenants, who have since vacated. Upon completion of this PACE Center project, Ampla Health will occupy the entire building. \$10,000,000 in additional NMTC allocation has been committed by another community development entity alongside CSCDC. The project is located in a severely distressed census tract, a USDA-designated Food Desert, a federally-designated Medically Underserved Area, and a federally-designated Mental Health Provider Shortage Area.

COMMUNITY OUTCOMES:

Construction Jobs

- The project is expected to result in 116 FTE construction jobs.

Permanent Jobs

- The project is expected to result in 26.7 FTE permanent jobs, including positions in primary care, social services, recreational therapy, pharmaceutical services, administration, and IT.

Quality Jobs

- All construction jobs are expected to provide a living wage (currently \$28.33/hour for Yuba County, per the MIT Living Wage Calculator).
- Of the 26.7 FTE permanent jobs, 100% are expected to be quality jobs. CSCDC defines a “quality job” as a job that provides a living wage and/or benefits for employees. All Ampla permanent employees have access to a comprehensive employee benefit package that includes a 401k/Roth retirement plan, paid time off, employee assistance programming and counseling, life insurance, health/dental insurance, and long-term sick leave.
- Ampla offers continuing education and training opportunities for staff to enhance or advance their job skills.

Accessible Jobs

- Nine of the 26.7 (34%) FTE permanent jobs are available to people without a 4-year college degree, which is CSCDC’s definition of an “accessible job”.

Community Goods & Services

- The new PACE Center in Marysville is expected to serve approximately 275 patients in its first year. It is expected that 95% of the patients will be low-income (individuals with incomes below 80% of AMI).
- The PACE program serves low-income adults ages 55 and older, providing healthcare and supportive services with the goal of allowing seniors to age in place at home, rather than facing premature placement in nursing homes or institutionalized care.
- The PACE program provides comprehensive, coordinated care, including primary/specialty medical services, PT/OT/Speech therapies, adult day care (meals, recreation, social activities and fitness), personal care, nutrition, transportation, medications, and social services, all managed by an interdisciplinary team.
- The PACE Center will be conveniently co-located with Ampla Health’s existing medical clinic in Marysville, which provides comprehensive healthcare services for over 8,000 patients annually.
- Healthcare Services. TODN will provide medical and behavioral healthcare services for 998 duplicated individuals annually, including counseling sessions, individual and group therapy sessions, and medical check-ups.

- Workforce Development. TODN will partner with Kern Community College District to offer 10 certificate tracks at no cost to 70 individuals annually (100% low-income). TODN will also utilize its warehouse space to deliver a logistics-focused workforce development training program.
- Transitional Wellness Care. The campus will include a 35-bed unit for individuals experiencing homelessness who are too sick to be on the streets or in a shelter but are not sick enough to be admitted to a hospital for care.

ADVISORY BOARD APPROVAL:

On December 17, 2025, CSCDC’s Advisory Board recommended approval of the Project.

FINANCE TEAM:

- Tax Credit Investor: U.S. Bank
- Investor Counsel: Leverage Law Group, LLC
- CSCDC Counsel: Applegate & Thorne-Thomsen, P.C.

ESTIMATED SOURCES AND USES:

Sources		
US Bank NA Source Loan		\$24,976,000
Ampla Cash		\$7,137,925
NMTC Subsidy / B QLICs		\$5,028,000
Total Sources		\$37,141,925
Uses		
Acquisition		\$0
Hard Costs		\$31,047,650
Soft Costs		\$4,757,875
NMTC Costs		\$1,336,400
Total Uses		\$ 37,141,925

DOCUMENTS:

1. Resolutions (Attachment A)

RECOMMENDED BOARD ACTION:

Adoption of the resolutions, which:

1. Approve the financing of the Project;
2. Approve all necessary actions and documents in connection with the financing;
and
3. Authorize any member of the Board of Directors or Authorized Signatory to sign all necessary documents.

ATTACHMENT A

RESOLUTION OF THE BOARD OF DIRECTORS OF CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT CORPORATION

At a meeting duly called on [____], 2026, the Board of Directors (the “Board”) of California Statewide Communities Development Corporation, a California nonprofit public benefit corporation (the “Allocatee”), for itself and in its capacity as managing member of the Sub-CDE (defined below), does hereby adopt the following resolutions:

WHEREAS, the Allocatee and CSCDC 31 LLC, a California limited liability company (“Sub-CDE”), were organized for the purpose of participating in the federal New Markets Tax Credit (“NMTC”) program, designed by Congress to encourage investment in (i) the rehabilitation and construction of commercial, retail, office and manufacturing space in low-income communities; (ii) businesses and nonprofits active in low-income communities; and (iii) the provision of technical assistance and other services to businesses active in low-income communities; and

WHEREAS, by law, NMTC investments must be made through a qualified community development entity (a “CDE”), which is a legal entity that (i) has as its primary mission serving or providing investment capital for low-income communities or low-income persons, and (ii) maintains accountability to residents of low-income communities through their representation on an advisory board to the CDE; and

WHEREAS, Allocatee was certified by the Community Development Financial Institutions Fund (the “CDFI Fund”) as a CDE, and Allocatee submitted a Twenty-First Round (2024-2025) New Markets Tax Credit Allocation Application (the “Application”); and

WHEREAS, Sub-CDE was certified by the CDFI Fund as a subsidiary CDE of Allocatee; and

WHEREAS, Allocatee received an allocation of NMTCs under Section 45D of the Internal Revenue Code of 1986, as amended (“Code”), in the amount of \$85,000,000 of NMTC authority (the “Allocation”) in connection with its Application; and

WHEREAS, Allocatee, as managing member, and CSCDC Manager, LLC, a Delaware limited liability company, as the non-managing member (the “Withdrawing Member”), entered into that certain operating agreement of Sub-CDE with an effective date of October 4, 2023 (the “Initial Sub-CDE Operating Agreement”) to govern Sub-CDE; and

WHEREAS, pursuant to that certain Sub-Allocation Agreement to be dated on or about the funding date of the Initial CDE Investment (defined below), Allocatee will sub-allocate a portion of the Allocation in an amount equal to \$10,000,000 to Sub-CDE; and

WHEREAS, it is anticipated that on the funding date of the Initial CDE Investment, Withdrawing Member will withdraw as a member of Sub-CDE, Allocatee will admit Broadstreet Investment Fund 35, LLC, a Delaware limited liability company (the “Investor Member”), as the 99.99% member of Sub-CDE, and the Investor Member and Allocatee will amend and restate the Initial Sub-CDE Operating Agreement in its entirety (as amended and restated, the “A&R Sub-CDE Operating Agreement”) pursuant to which Investor Member will make an equity investment in the Sub-CDE in the amount of \$10,000,000 (the “Initial CDE Investment”); and

WHEREAS, it is anticipated that on the funding date of the Initial CDE Investment, the Initial CDE Investment will be designated as a “qualified equity investment” as such term is defined in Section 45D of the Code (“QEI”); and

WHEREAS, in accordance with the A&R Sub-CDE Operating Agreement, Sub-CDE will use substantially all of the QEI proceeds to make one or more loans to Ampla Health Marysville QALICB, a California nonprofit public benefit corporation (the “QALICB”), in the aggregate original principal amount of up to \$10,000,000 (collectively, the “CDE Loan”); and

WHEREAS, the CDE Loan is expected to constitute a “qualified low-income community investment” as defined in Section 45D of the Code and the Treasury Regulations and Guidance (as defined in the A&R Sub-CDE Operating Agreement) for purposes of the NMTC program which has flexible, non-conventional, or non-conforming terms and conditions; and

WHEREAS, it is the intention of the Board that Allocatee enter into certain transaction documents, for itself and in its capacity as the managing member of Sub-CDE, in connection with the above described transactions and QEI that are necessary to evidence and govern such transactions, including, but not limited to the agreements set forth on **Exhibit A** attached hereto and made a part hereof (collectively, the “Transaction Documents”).

NOW, THEREFORE, BE IT RESOLVED, that each of the Transaction Documents and the transactions contemplated thereby are hereby approved, ratified and confirmed in all respects;

RESOLVED, that each of the following individuals (each an “Authorized Signatory”) be, and each of them hereby is singly or jointly, authorized, empowered and directed, to execute, deliver and perform any Transaction Document for or in the name of Allocatee and on behalf of Allocatee as managing member of Sub-CDE, and with such changes, variations, omissions and insertions as they shall approve, the execution and delivery thereof by them to constitute conclusive evidence of such approval: Felicia Williams, Jon Penkower and James Hamill; and be it further

RESOLVED, that the Authorized Signatories, acting singly or jointly be, and hereby are, authorized and directed to execute and deliver all other affidavits, certificates, agreements, instruments and documents, to pay all fees, charges and expenses, and to do or cause to be done all other acts and things which are required or provided for under the terms of the Transaction Documents or which may be necessary or, in his or her or their opinion, desirable and proper in order to effect the purposes of the foregoing resolution and to cause compliance by Allocatee or Sub-CDE, as the case may be, with all of the terms, covenants and conditions of the Transaction Documents on the part of Allocatee or Sub-CDE, as the case may be, to be performed or observed; and be it further

RESOLVED, that any and all documents, instruments and other writings previously executed and delivered or acts performed by the Authorized Signatories, in the name and on behalf of Allocatee or Sub-CDE, as the case may be, in connection with the transactions, be, and the same hereby are, consented to in all respects and are hereby ratified, confirmed and approved; and be it further

RESOLVED, that the Authorized Signatories, acting singly or jointly be, and hereby are, authorized and directed to execute and deliver all other documents approved by the Board and to do or cause to be done all other acts and things which may be necessary in the ordinary course of the business of Allocatee and/or Sub-CDE; and be it further

RESOLVED, that these resolutions may be executed in counterparts, including by signature pages provided by facsimile or in PDF format, which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Board of Directors of Allocatee have executed and adopted these Resolutions at its meeting duly called and held on [____], 2026, at which a quorum of the Board of Directors was present or represented.

Leonard Moty, Board President

EXHIBIT A

Transaction Documents

1. New Markets Tax Credit Indemnification Agreement, by Allocatee and Sub-CDE for the benefit of U.S. Bank National Association, a national banking association (“USBNA”);
2. A&R Sub-CDE Operating Agreement;
3. New Markets Fee and Expense Agreement, by and among QALICB, the Allocatee, Sub-CDE, and Ampla Health, a California nonprofit public benefit corporation (“Sponsor”);
4. Fund Sponsor Fee Agreement made by and among Investor Member, Allocatee, and Sub-CDE;
5. Sub-Allocation Agreement by and between Allocatee and Sub-CDE;
6. Loan Agreement, by and among Sub-CDE, QALICB, CVCC CDE 2, LLC, a California limited liability company (“CV Sub-CDE”), and a possible third subsidiary CDE;
7. Community Benefits Agreement, by and among Sponsor, QALICB, Sub-CDE and certain other parties thereto;
8. Blocked Account Control Agreement (CSCDC Reserve Account) by and among Sub-CDE, QALICB, and USBNA;
9. Bank Account Pledge Agreement (CSCDC Reserve Account) by and between Sub-CDE and QALICB;
10. Blocked Account Control Agreement (Disbursement Account) by and among Sub-CDE, CV Sub-CDE, a possible third subsidiary CDE, QALICB and USBNA;
11. Bank Account Pledge Agreement (Disbursement Account) by and among CV Sub-CDE, Sub-CDE, a possible third subsidiary CDE and QALICB;
12. Disbursing Agreement by and among QALICB, Sub-CDE, CV Sub-CDE, a possible third subsidiary CDE, and [USBNA], in its capacity as disbursing agent;
13. [Reimbursement Agreement and Certification] by and among QALICB, Sub-CDE and certain other parties thereto;
14. Flow of Funds Memorandum by and among Allocatee, Sub-CDE, and certain other parties thereto;
15. An intercreditor and/or subordination agreement by and among Sub-CDE, CSCDC 19 LLC, QALICB and certain other parties thereto;
16. Electronic Signatures Agreement by and among Allocatee, Sub-CDE, and certain other parties thereto; and
17. California Judicial Reference Agreement by and among Allocatee, Sub-CDE, and certain other parties thereto; and
18. Other related documents.



Agenda Report

DATE: June 4, 2026

TO: CSCDC BOARD OF DIRECTORS

PURPOSE: Approve the Making of up to \$8,500,000 in Qualified Low Income Community Investments by CSCDC 32 LLC to College of the Desert, City of Palm Springs, County of Riverside, California.

SPONSOR BACKGROUND:

Desert Community College District (aka College of the Desert (COD)) is a nonprofit, two-year public community college that provides affordable education, vocational training, and supportive services for low-income students in the Coachella Valley.

COD was founded in 1958 and opened its doors at its Palm Desert location for the first time in 1962. Over time, COD has expanded its reach to bring educational opportunities to more communities, serving over 20,000 students across its campuses in Palm Desert, Indio, Mecca/Thermal, Desert Hot Springs, and Palm Springs.

As a two-year college, COD offers transfer students an affordable option for starting college and transferring to a four-year institution. COD provides a variety of educational opportunities ranging from university preparation and general education to innovative occupational programming, workforce development, and career transitioning. Over 90% of COD's students are from low-income families, and COD students are often the first in their families to pursue post-secondary education.

PROJECT OVERVIEW:

COD has requested that CSCDC provide up to \$8,500,000 in New Markets Tax Credit (NMTC) to support development of a new community college campus for COD in Palm Springs, California. The Palm Springs Campus is designed to offer workforce-focused programs in digital arts, film, media and emerging technologies (including artificial intelligence and virtual reality), as well as healthcare and simulation-based training, architecture and sustainable design, and hospitality and culinary arts.

In addition to classrooms and educational programming space, the campus will include a multi-use event center, community gathering spaces, and integrated student support services. COD's programming for the Palm Springs Campus is being developed alongside industry partners to prepare students for roles in high-growth sectors across the region.

The new campus will have approximately 175,000 SF of newly constructed buildings and will be located on a long-vacant, 27-acre property in Palm Springs that was once the site of the Palm

Springs Mall. The property is located adjacent to Palm Springs High School, allowing for additional collaboration opportunities through COD's Pledge Program, which provides all recent Coachella Valley high school graduates with two years of free tuition and fees at COD.

This is COD's third financing with CSCDC. In 2022 CSCDC provided \$8,500,000 in NMTCs for COD's Child Development Center project and in 2024 CSCDC provided \$11,000,000 in NMTCs for COD's further expansion of its Indio campus.

COMMUNITY OUTCOMES:

Construction Jobs

- The project is expected to result in 2,090 FTE construction jobs.

Permanent Jobs

- The project is expected to result in 79 FTE permanent jobs.

Quality Jobs

- Of the 79 permanent FTE jobs, 70.5 FTE jobs are expected to be quality jobs based on CSCDC's definition of "quality job" as a job that provides a living wage and/or benefits for employees.
- Employee benefits for all full-time and .75-time COD employees include medical insurance with employer subsidy, dental insurance, life insurance, retirement with employer contribution, paid holidays, paid vacation, paid sick days, short-term disability insurance, long-term disability insurance, tuition reimbursement, job training, and advancement opportunities.

Accessible Jobs

- Of the 79 permanent jobs, 59 will be accessible for individuals without a four-year college degree.

Community Goods & Services

- College of the Desert is the primary provider of post-secondary academic, professional, technical and workforce development training in the Coachella Valley. COD's new Palm Springs Campus is expected to serve more than 5,000 students annually. Over 90% of COD's students are from low-income families, and COD students are often the first in their families to pursue post-secondary education.

ADVISORY BOARD APPROVAL:

On April 28, 2026, CSCDC's Advisory Board recommended approval of the Project.

FINANCE TEAM:

- Tax Credit Investor: J.P. Morgan Chase
- Investor Counsel: Applegate & Thorne-Thomsen, P.C.
- CSCDC Counsel: Kutak Rock, LLP

ESTIMATED SOURCES AND USES:

Sources		
COD - General Obligation Bond Measure CC		\$383,665,082
NMTC Subsidy / B QLICs		\$8,908,050
Total Sources		\$392,573,132
Uses		
Acquisition		\$24,096,341
Hard Costs		\$329,539,215
Soft Costs		\$36,448,908
NMTC Costs		\$2,488,668
Total Uses	\$	392,573,132

DOCUMENTS:

1. Resolutions (Attachment A)

RECOMMENDED BOARD ACTION:

Adoption of the resolutions, which:

1. Approve the financing of the Project;
2. Approve all necessary actions and documents in connection with the financing;
and
3. Authorize any member of the Board of Directors or Authorized Signatory to sign all necessary documents.

ATTACHMENT A

RESOLUTION OF THE BOARD OF DIRECTORS OF CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT CORPORATION (*College of the Desert Expansion*)

At a meeting duly called on June [], 2026 (the “*Meeting Date*”), the Board of Directors (the “*Board*”) of CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT CORPORATION, a California nonprofit public benefit corporation (the “*Allocatee*”), for itself and in its capacity as “managing member” the Sub-CDE (defined below), does hereby adopt the following resolutions:

WHEREAS, the Allocatee and CSCDC 32 LLC, a California limited liability company (the “*Sub-CDE*”), were organized for the purpose of participating in the federal New Markets Tax Credit (“*NMTC(s)*”) program, designed by Congress to encourage investment in (i) the rehabilitation and construction of commercial, retail, office and manufacturing space in low-income communities; (ii) businesses and nonprofits active in low-income communities; and (iii) the provision of technical assistance and other services to businesses active in low-income communities; and

WHEREAS, by law, NMTC investments must be made through a “qualified community development entity” (a “*CDE*”), which is a legal entity that (i) has as its primary mission serving or providing investment capital for low-income communities or low-income persons, and (ii) maintains accountability to residents of low-income communities through their representation on an advisory board to such CDE; and

WHEREAS, the Allocatee was certified by the Community Development Financial Institutions Fund (the “*CDFI Fund*”) as a CDE, and the Allocatee submitted a CY 2024-2025 NMTC Allocation Application to the CDFI Fund (the “*Application*”); and

WHEREAS, the Sub-CDE was certified by the CDFI Fund as a subsidiary CDE of the Allocatee; and

WHEREAS, the Allocatee received an allocation of NMTCs under Section 45D of the Internal Revenue Code of 1986, as amended (the “*Code*”), in the amount of \$85,000,000 of NMTC authority (the “*Allocation*”) in connection with the Application; and

WHEREAS, the Allocatee, as managing member, and CSCDC Manager, LLC, a Delaware limited liability company, as the non-managing member (the “*Withdrawing Member*”), entered into that certain Operating Agreement of the Sub-CDE, with an effective date of October 4, 2023 (the “*Initial Sub-CDE Operating Agreement*”) to govern the Sub-CDE; and

WHEREAS, pursuant to that certain Sub-Allocation Agreement, to be dated on or before the funding date of the Initial CDE Investment (defined below), the Allocatee will sub-allocate a portion of the Allocation, in an amount not to exceed \$8,500,000, to the Sub-CDE; and

WHEREAS, it is anticipated that on the funding date of the Initial CDE Investment, the Withdrawing Member will withdraw as a member of the Sub-CDE, the Allocatee will admit Chase NMTC COD PS Investment Fund, LLC, a Delaware limited liability company (the “*Investor Member*”), as the 99.99% member of the Sub-CDE, and the Investor Member and the Allocatee will amend and restate the Initial Sub-CDE Operating Agreement in its entirety (as amended and

restated, the “*A&R Sub-CDE Operating Agreement*”), pursuant to which the Investor Member will make an equity investment in the Sub-CDE in the amount of up to \$8,500,000 (the “*Initial CDE Investment*”); and

WHEREAS, it is anticipated that on the funding date of the Initial CDE Investment, the Initial CDE Investment will be designated as a “qualified equity investment” as such term is defined in Section 45D of the Code (the “*QEI*”); and

WHEREAS, in accordance with the A&R Sub-CDE Operating Agreement, the Sub-CDE will use substantially all of the QEI proceeds to make one or more loans to Desert College Financing Corp., a California nonprofit public benefit corporation (the “*Project Borrower*”) in the aggregate original principal amount of up to \$8,500,000 (collectively, the “*CDE Loan*”); and

WHEREAS, the CDE Loan is expected to constitute a “qualified low-income community investment” as defined in Section 45D of the Code and the Treasury Regulations and Guidance (as defined in the A&R Sub-CDE Operating Agreement) for purposes of the NMTC program which has flexible, non-conventional, or non-conforming terms and conditions; and

WHEREAS, it is the intention of the Board that the Allocatee enter into certain transaction documents, for itself and in its capacity as the managing member of the Sub-CDE, in connection with the above described transactions and the QEI that are necessary to evidence and govern such transactions, including, but not limited to the agreements set forth on **Exhibit A** attached hereto and made a part hereof (collectively, the “*Transaction Documents*”).

NOW, THEREFORE, BE IT RESOLVED, that each of the Transaction Documents and the transactions contemplated thereby are hereby approved, ratified and confirmed in all respects;

RESOLVED, that each of the following individuals (each, an “*Authorized Signatory*”) be, and each of them hereby is singly or jointly, authorized, empowered and directed, to execute, deliver and perform any Transaction Document for or in the name of the Allocatee and on behalf of the Allocatee as managing member of the Sub-CDE, and with such changes, variations, omissions and insertions as they shall approve, the execution and delivery thereof by them to constitute conclusive evidence of such approval: Catherine Barna, Jon Penkower and James Hamill; and be it further

RESOLVED, that each Authorized Signatory, acting singly or jointly be, and hereby are, authorized and directed to execute and deliver all other affidavits, certificates, agreements, instruments and documents, to pay all fees, charges and expenses, and to do or cause to be done all other acts and things which are required or provided for under the terms of the Transaction Documents or which may be necessary or, in his or her or their opinion, desirable and proper in order to effect the purposes of the foregoing resolution and to cause compliance by the Allocatee or the Sub-CDE (as managing member of the Sub-CDE), as the case may be, with all of the terms, covenants and conditions of the Transaction Documents on the part of the Allocatee or the Sub-CDE (as managing member of the Sub-CDE), as the case may be, to be performed or observed; and be it further;

RESOLVED, that any and all documents, instruments and other writings previously executed and delivered or acts performed by an Authorized Signatory, in the name and on behalf of the Allocatee or the Sub-CDE (as managing member of the Sub-CDE), as the case may be, in connection with the transactions, be, and the same hereby are, consented to in all respects and are hereby ratified, confirmed and approved;

RESOLVED, that each Authorized Signatory, acting singly or jointly be, and hereby are, authorized and directed to execute and deliver all other documents approved by the Board and to do or cause to be done all other acts and things which may be necessary in the ordinary course of the business of the Allocatee and/or the Sub-CDE; and be it further;

RESOLVED, that these resolutions may be executed in counterparts, including by signature pages provided by facsimile or in PDF format, which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Board has executed and adopted these Resolutions at its meeting duly called and held on the Meeting Date, at which a quorum of the Board was present or represented.

Leonard Moty, President

EXHIBIT A

TRANSACTION DOCUMENTS

1. Indemnification Agreement (CSCDC CDE) by the Allocatee and the CDE for the benefit of JPMorgan Chase Bank, N.A., a national banking association (“**JPMC**”).
2. Amended and Restated Operating Agreement by and among the Allocatee, as managing member, Chase NMTC COD PS Investment Fund, LLC, a Delaware limited liability company (the “**Investor Member**”), as investor member, and CSCDC Manager, LLC, a Delaware limited liability company, as withdrawing member.
3. New Markets Fee and Expense Agreement by and among Desert College Financing Corp., a California nonprofit public benefit corporation (the “**Borrower**”), the Allocatee, and the CDE.
4. Fund Sponsor Fee Agreement by and among the Investor Member, the Allocatee, and the CDE.
5. Sub-Allocation Agreement by and between the Allocatee and the CDE.
6. Loan Agreement by and among the CDE, CNMC Sub-CDE 267, LLC, a Delaware limited liability company, Prestamos Sub-CDE 45, LLC, a Delaware limited liability company, BCCC31, LLC, a California limited liability company (collectively, the “**QLICI Lenders**”), as lenders, and the Borrower, as borrower.
7. Community Benefits Agreement by and among the Borrower and the QLICI Lenders.
8. Account Pledge and Control Agreement (Disbursement Accounts) by and among the QLICI Lenders, the Borrower, and JPMC.
9. Account Pledge and Control Agreement (CSCDC CDE Reserve Account) by and among the CDE, the Borrower, and JPMC.
10. Construction Monitoring and Disbursement Agreement by and among the Borrower, the QLICI Lenders, and JPMC.
11. Closing Transfers Memorandum by and among the Borrower, the QLICI Lenders, JPMC, and certain other parties thereto.
12. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Transactions (Fairchild Medical Center), executed by the Allocatee and the CDE.
13. Other related documents.



Agenda Report

DATE: June 4, 2026

TO: CSCDC BOARD OF DIRECTORS

PURPOSE: Approve the Making of up to \$15,000,000 in Qualified Low Income Community Investments by CSCDC 33 LLC to Mendocino Community Health Clinic, City of Ukiah, County of Mendocino, California.

SPONSOR BACKGROUND:

Mendocino Community Health Clinic (MCHC) is a nonprofit, community-based healthcare provider that provides comprehensive, compassionate, high-quality medical, dental, and behavioral health care services. Founded in 1992 and designated as a Federally Qualified Health Center (FQHC) in 1994, MCHC serves residents of all ages in rural Northern California's Mendocino and Lake Counties, regardless of their ability to pay.

MCHC currently operates a network of four health centers with 342 employees. Its service area is 1,730 square miles, covering 12 zip codes in the eastern inland section of Mendocino County and the western portion of Lake County. In 2024, MCHC served 28,488 patients, approximately 77% of whom were low-income.

PROJECT OVERVIEW:

MCHC has requested that CSCDC provide up to \$15,000,000 in NMTC allocation to support MCHC's acquisition and renovation of a vacant retail building in Ukiah, California, for a new 14,000 square foot walk-in urgent care center. This will be the first urgent care facility in Ukiah, where currently the only option for urgent care needs is the local emergency room. Primary care and emergency room services are currently at capacity in Ukiah. The MCHC urgent care center will provide affordable and immediate care for common injuries and illnesses, filling the gap between primary care physicians and emergency rooms.

The center will include a walk-in urgent care clinic with six patient rooms, a procedure room, an imaging room with an x-ray, an on-site laboratory, and offices and meeting space for MCHC administrative staff. The site is located close to US Highway 101 and adjacent to retail businesses, in alignment with Urgent Care Association recommendations for facility site selection.

The center is expected to serve 9,200 individuals each year, with 25,095 annual visits. Approximately 70% of the patients are expected to be low-income.

COMMUNITY OUTCOMES:

Construction Jobs

- The project is expected to result in 76 FTE construction jobs.

Permanent Jobs

- The project is expected to result in 33 FTE permanent jobs.

Quality Jobs

- Of the 33 permanent jobs, 100% are expected to be quality jobs based on CSCDC's definition of "quality job" as a job that provides a living wage and/or benefits for employees.
- 100% of the permanent jobs are expected to pay a living wage, based on the MIT Living Wage standard of \$24.00/hour for 1 Adult 0 Children in Mendocino County.
- 100% of the permanent jobs will be full-time positions and eligible for employee benefits, including medical/dental/vision insurance, life insurance, long-term disability insurance, a Flexible Spending Account, a Health Savings Account, vacation days, holidays, paid sick leave, bereavement leave, a retirement savings plan.
- All employees will also have access to tuition reimbursement of up to \$4,000 a year with a lifetime maximum of \$12,000. MCHC also provides gap loan repayment of up to \$10,800 for employees in RN/LVN positions and reimburses the costs associated with maintaining a license required for certain jobs.

Accessible Jobs

- Of the 33 permanent jobs, 20 (61%) will be accessible for individuals without a four-year college degree. MCHC partners with local tech schools, community colleges and community-based groups to train and recruit workers.

Community Goods & Services

- MCHC's urgent care center will provide affordable, immediate care for common injuries and illnesses, filling the gap between primary care physicians and emergency rooms.
- The center will include a walk-in urgent care clinic with six patient rooms, a procedure room, imaging room with x-ray, an on-site laboratory, and offices and meeting spaces for MCHC administrative staff.
- The center is expected to serve 9,200 individuals each year, with 25,095 annual visits. Approximately 70% of the patients are expected to be low-income.
- MCHC's urgent care center will offer extended hours during the evenings and weekends, increasing access to after-hours medical care.

ADVISORY BOARD APPROVAL:

On September 23, 2025, CSCDC's Advisory Board recommended approval of the Project.

FINANCE TEAM:

- Tax Credit Investor: U.S. Bank
- Investor Counsel: Nixon Peabody, LLP
- CSCDC Counsel: Applegate & Thorne-Thomsen, P.C.

ESTIMATED SOURCES AND USES:

Sources		
U.S. Bank N.A. Loan		\$12,500,000
Cash on Hand		\$2,825,863
NMTC Subsidy / B QLICs		\$4,180,750
Total Sources		\$19,506,613
Uses		
Acquisition		\$1,700,000
Hard Costs		\$11,854,465
Soft Costs		\$2,839,834
NMTC Costs		\$1,081,400
Financing Costs		\$2,030,914
Total Uses	\$	19,506,613

DOCUMENTS:

1. Resolutions (Attachment A)

RECOMMENDED BOARD ACTION:

Adoption of the resolutions, which:

1. Approve the financing of the Project;
2. Approve all necessary actions and documents in connection with the financing;
and
3. Authorize any member of the Board of Directors or Authorized Signatory to sign all necessary documents.

ATTACHMENT A

**RESOLUTION OF THE BOARD OF DIRECTORS OF
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT CORPORATION**

At a meeting duly called on [____], 2026, the Board of Directors (the “Board”) of California Statewide Communities Development Corporation, a California nonprofit public benefit corporation (the “Allocatee”), for itself and in its capacity as managing member of the Sub-CDE (defined below), does hereby adopt the following resolutions:

WHEREAS, the Allocatee and CSCDC 33 LLC, a California limited liability company (“Sub-CDE”), were organized for the purpose of participating in the federal New Markets Tax Credit (“NMTC”) program, designed by Congress to encourage investment in (i) the rehabilitation and construction of commercial, retail, office and manufacturing space in low-income communities; (ii) businesses and nonprofits active in low-income communities; and (iii) the provision of technical assistance and other services to businesses active in low-income communities; and

WHEREAS, by law, NMTC investments must be made through a qualified community development entity (a “CDE”), which is a legal entity that (i) has as its primary mission serving or providing investment capital for low-income communities or low-income persons, and (ii) maintains accountability to residents of low-income communities through their representation on an advisory board to the CDE; and

WHEREAS, Allocatee was certified by the Community Development Financial Institutions Fund (the “CDFI Fund”) as a CDE, and Allocatee submitted a Twenty-First Round (2024-2025) New Markets Tax Credit Allocation Application (the “Application”); and

WHEREAS, Sub-CDE was certified by the CDFI Fund as a subsidiary CDE of Allocatee; and

WHEREAS, Allocatee received an allocation of NMTCs under Section 45D of the Internal Revenue Code of 1986, as amended (“Code”), in the amount of \$85,000,000 of NMTC authority (the “Allocation”) in connection with its Application; and

WHEREAS, Allocatee, as managing member, and CSCDC Manager, LLC, a Delaware limited liability company, as the non-managing member (the “Withdrawing Member”), entered into that certain operating agreement of Sub-CDE with an effective date of October 4, 2023 (the “Initial Sub-CDE Operating Agreement”) to govern Sub-CDE; and

WHEREAS, pursuant to that certain Sub-Allocation Agreement to be dated on or about the funding date of the Initial CDE Investment (defined below), Allocatee will sub-allocate a portion of the Allocation in an amount equal to \$15,000,000 to Sub-CDE; and

WHEREAS, it is anticipated that on the funding date of the Initial CDE Investment, Withdrawing Member will withdraw as a member of Sub-CDE, Allocatee will admit Twain Investment Fund 977, LLC, a Missouri limited liability company (the “Investor Member”), as the 99.99% member of Sub-CDE, and the Investor Member and Allocatee will amend and restate the Initial Sub-CDE Operating Agreement in its entirety (as amended and restated, the “A&R Sub-CDE Operating Agreement”) pursuant to which Investor Member will make an equity investment in the Sub-CDE in the amount of \$15,000,000 (the “Initial CDE Investment”); and

WHEREAS, it is anticipated that on the funding date of the Initial CDE Investment, the Initial CDE Investment will be designated as a “qualified equity investment” as such term is defined in Section 45D of the Code (“QEI”); and

WHEREAS, in accordance with the A&R Sub-CDE Operating Agreement, Sub-CDE will use all of the QEI proceeds to make one or more loans to MCHC Support Corporation, a California nonprofit public benefit corporation (the “QALICB”), in the aggregate original principal amount of up to \$15,000,000 (collectively, the “CDE Loan”); and

WHEREAS, the CDE Loan is expected to constitute a “qualified low-income community investment” as defined in Section 45D of the Code and the Treasury Regulations and Guidance (as defined in the A&R Sub-CDE Operating Agreement) for purposes of the NMTC program which has flexible, non-conventional, or non-conforming terms and conditions; and

WHEREAS, it is the intention of the Board that Allocatee enter into certain transaction documents, for itself and in its capacity as the managing member of Sub-CDE, in connection with the above described transactions and QEI that are necessary to evidence and govern such transactions, including, but not limited to the agreements set forth on **Exhibit A** attached hereto and made a part hereof (collectively, the “Transaction Documents”).

NOW, THEREFORE, BE IT RESOLVED, that each of the Transaction Documents and the transactions contemplated thereby are hereby approved, ratified and confirmed in all respects;

RESOLVED, that each of the following individuals (each an “Authorized Signatory”) be, and each of them hereby is singly or jointly, authorized, empowered and directed, to execute, deliver and perform any Transaction Document for or in the name of Allocatee and on behalf of Allocatee as managing member of Sub-CDE, and with such changes, variations, omissions and insertions as they shall approve, the execution and delivery thereof by them to constitute conclusive evidence of such approval: Felicia Williams, Jon Penkower and James Hamill; and be it further

RESOLVED, that the Authorized Signatories, acting singly or jointly be, and hereby are, authorized and directed to execute and deliver all other affidavits, certificates, agreements, instruments and documents, to pay all fees, charges and expenses, and to do or cause to be done all other acts and things which are required or provided for under the terms of the Transaction Documents or which may be necessary or, in his or her or their opinion, desirable and proper in order to effect the purposes of the foregoing resolution and to cause compliance by Allocatee or Sub-CDE, as the case may be, with all of the terms, covenants and conditions of the Transaction Documents on the part of Allocatee or Sub-CDE, as the case may be, to be performed or observed; and be it further

RESOLVED, that any and all documents, instruments and other writings previously executed and delivered or acts performed by the Authorized Signatories, in the name and on behalf of Allocatee or Sub-CDE, as the case may be, in connection with the transactions, be, and the same hereby are, consented to in all respects and are hereby ratified, confirmed and approved; and be it further

RESOLVED, that the Authorized Signatories, acting singly or jointly be, and hereby are, authorized and directed to execute and deliver all other documents approved by the Board and to do or cause to be done all other acts and things which may be necessary in the ordinary course of the business of Allocatee and/or Sub-CDE; and be it further

RESOLVED, that these resolutions may be executed in counterparts, including by signature pages provided by facsimile or in PDF format, which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Board of Directors of Allocatee have executed and adopted these Resolutions at its meeting duly called and held on [____], 2026, at which a quorum of the Board of Directors was present or represented.

Leonard Moty, President

EXHIBIT A

Transaction Documents

1. New Markets Tax Credit Indemnification Agreement, by Allocatee and Sub-CDE for the benefit of U.S. Bancorp Community Development Corporation, a Minnesota corporation (“USBCDC”);
2. A&R Sub-CDE Operating Agreement;
3. New Markets Fee and Expense Agreement, by and among QALICB, the Allocatee, Sub-CDE, and Mendocino Community Health Clinic, Inc., a California nonprofit public benefit corporation (“Sponsor”);
4. Fund Sponsor Fee Agreement made by and among Investor Member, Allocatee, and Sub-CDE;
5. Sub-Allocation Agreement by and between Allocatee and Sub-CDE;
6. Loan Agreement, by and among Sub-CDE, QALICB, and USBCDE Sub-CDE 293, LLC, a Missouri limited liability company (“USB Sub-CDE”);
7. Community Benefits Agreement, by and among Sponsor, QALICB, Sub-CDE, and USB Sub-CDE;
8. Blocked Account Control Agreement (CSCDC Reserve Account) by and among Sub-CDE, QALICB, and U.S. Bank National Association, a national banking association (“USBNA”);
9. Bank Account Pledge Agreement (CSCDC Reserve Account) by and between Sub-CDE and QALICB;
10. Blocked Account Control Agreement (Disbursement Account) by and among Sub-CDE, USB Sub-CDE, QALICB and USBNA;
11. Bank Account Pledge Agreement (Disbursement Account) by and among USB Sub-CDE, Sub-CDE and QALICB;
12. Disbursing Agreement by and among QALICB, Sub-CDE, USB Sub-CDE and USBNA, in its capacity as disbursing agent;
13. [Reimbursement Agreement and Certification by and among QALICB, Sub-CDE, and USB Sub-CDE;]
14. Flow of Funds Memorandum by and among Allocatee, Sub-CDE, and certain other parties thereto;
15. Electronic Signatures Agreement by and among Allocatee, Sub-CDE, and certain other parties thereto;
16. California Judicial Reference Agreement by and among Allocatee, Sub-CDE, and certain other parties thereto; and
17. Other related documents.