



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY



**AGENDA OF THE
REGULAR MEETING OF THE
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

July 17, 2014

10:00 a.m.

**California State Association of Counties
1100 K Street, 1st Floor
Sacramento, California**

County of Yuba
915 8th Street, Suite 103
Marysville, CA 95901

County of Monterey
168 West Alisal Street
Salinas, CA 93901

27788 Hidden Trail Road
Laguna Hills, CA 92653

709 Portwalk Place
Redwood City, CA 94065

12715 Lookout Circle
Nevada City, CA 95959

- I. Call the Roll (alternates designate which member they are representing).
- II. Consideration of the Minutes of the June 12, 2014 Special Meeting and the June 26, 2014 Regular Meeting.
- III. Staff Updates.
- IV. Consideration of the Consent Calendar.
- V. Consideration of the financing; all necessary actions; the execution and delivery of all necessary documents and authorize any member to sign all necessary financing documents for the following:

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- a. Daughters of Charity Health System, Town of Los Altos Hills, County of Santa Clara; up to \$110 million in tax-exempt notes. (Staff: Scott Carper)
- b. The Salk Institute for Biological Studies, City of San Diego, County of San Diego; up to \$33 million in tax-exempt obligations. (Staff: Scott Carper)
- c. Riverside County Direct Levy Delinquency Financing, City of Lake Elsinore, County of Riverside; up to \$1 million in taxable revenue bonds. (Staff: Scott Carper)
- d. Pavilion Park Senior I Housing Partners, LP (Pavilion Park Senior Apartments), City of Irvine, County of Orange; up to \$33 million in multi-family housing revenue notes. (Staff: Caitlin Lanctot)
- e. Jefferson Cunningham Community Partners, LP (Jefferson Townhomes and Cunningham Village Apartments), City of Los Angeles, County of Los Angeles; up to \$15 million in multi-family housing revenue bonds. (Staff: Caitlin Lanctot)
- f. Richmond Pacific Associates, LP (Harbour View Apartments), City of Richmond, County of Contra Costa; up to \$13 million in multi-family housing revenue notes. (Staff: Caitlin Lanctot)

VI. CaliforniaFIRST 2014 program expansion: (Staff: Caitlin Lanctot)

- a. Hold a Public Hearing on the program report for the proposed CaliforniaFIRST program covering the jurisdictions listed on Exhibit A of the Resolution of Intention No. 14R-18.
- b. Consideration of a Resolution confirming report relating to the financing of the installation of distributed generation renewable energy sources and energy efficiency and water efficiency improvements.
- c. Consideration of a Resolution authorizing the issuance of limited obligation improvement bonds, approving and directing the execution of related documents and approving related documents and actions.
- d. Consideration of a Resolution authorizing the issuance of revenue bonds, approving and directing the execution of related documents and approving related documents and actions.
- e. Consideration of a Resolution rendering approval, and explaining review process, under California Environmental Quality Act for the CaliforniaFIRST Program.

VII. Preliminary consideration of whether CSCDA should proceed with the preparation of documentation for the acquisition of Entrada Apartments – Thomas Jefferson School of Law in the City of San Diego. (Staff: Scott Carper)

VIII. Consideration of proposed structure for the CSCDA'S acquisition of a student housing facility known as the Lorenzo in the City of Los Angeles. (Staff: Scott Carper)

IX. Consideration of the establishment of the CSCDA Open PACE Program and appointment of Renewable Funding, Renovate America and AllianceNRG as Program Administrators. (Cathy Bando)

X. Consideration of the appointment of GPM Municipal Advisors, LLC as Municipal Advisor to the CSCDA and posting of certain language to the CSCDA public website regarding municipal advisor exemption requests. (Cathy Bando)

- XI. Consideration of the CSCDA two year update in response to the Bureau of State Audits Report No. 2011-118. (Cathy Bando)
- XII. Consideration of amending the 2014 CSCDA Regular Meeting Calendar to move the regularly scheduled meeting of Thursday, September 4, 2014, to Thursday, September 11, 2014. (Cathy Bando)
- XIII. Public Comment.
- XIV. Adjourn.



CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY CONSENT CALENDAR

1. Consent Calendar:

- a. Inducement of Indio Family Housing Partners, LP (Indio Desert Palms Apartments), City of Indio, County of Riverside; issue up to \$17 million in multi-family housing revenue bonds.
- b. Inducement of Callen Street Investors, LP (Callen Street Apartments), City of Vacaville, County of Solano; issue up to \$9 million in multi-family housing revenue bonds.
- c. Wells Fargo Corporate Trust Services Invoice #1086221 for \$3,000.00 for trustee fees related to CSCDA SCIP Revenue Bonds 2010A.
- d. Wells Fargo Corporate Trust Services Invoice #1085040 for \$3,000.00 for trustee fees related to CSCDA SCIP Revenue Bonds 2007A.
- e. Wells Fargo Corporate Trust Services Invoice #1089954 for \$6,200.00 for trustee fees related to CSCDA SCIP 2014A.
- f. Approval of the City of Lake Elsinore and Nevada City as Program Participants.
- g. Approve the annual Special Tax roll for California Statewide Communities Development Authority Community Facilities District No. 2012-01, Improvement Area 1 and 3 (Fancher Creek), City of Fresno, County of Fresno, State of California.
- h. Approve the annual Special Tax roll for the California Statewide Communities Development Authority Community Facilities District No. 2007-01 (Orinda Wilder Project), City of Orinda, County of Contra Costa, State of California.

Thursday, July 17, 2014

Note: Persons requiring disability-related modification or accommodation to participate in this public meeting should contact (925) 933-9229, extension 225.



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY



**AGENDA OF THE
SPECIAL MEETING OF THE
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

**July 17, 2014
10:00 a.m.**

**California State Association of Counties
1100 K Street, 1st Floor
Sacramento, California**

County of Yuba
915 8th Street, Suite 103
Marysville, CA 95901

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Redwood City, CA 94065

12715 Lookout Circle
Nevada City, CA 95959

- I. Call the Roll (alternates designate which member they are representing).
- II. Consideration of consent by CSCDA to Squire Patton Boggs representation of Western Alliance Bank and its affiliates in relation to the Hollenbeck Palms transaction.
- III. Consideration of Bond Purchase Agreement to accompany each issuance of limited obligation bonds under the CaliforniaFIRST program.
- IV. Public Comment.
- V. Adjourn.

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CSCDC
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT CORPORATION



**AGENDA OF THE ANNUAL MEETING OF THE
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT CORPORATION**

July 17, 2014

**10:15 a.m. or upon adjournment of the regularly scheduled CSCDA Board Meeting
California State Association of Counties
1100 K Street, 1st Floor
Sacramento, California**

County of Yuba
915 8th Street, Suite 103
Marysville, CA 95901

27788 Hidden Trail Road
Laguna Hills, CA 92653

County of Monterey
168 West Alisal Street
Salinas, CA 93901

709 Portwalk Place
Redwood City, CA 94065

12715 Lookout Circle
Nevada City, CA 95959

- I. Call the Roll (alternates designate which member they are representing).
- II. Approve the Minutes of the November 26, 2013 Meeting.
- III. Elect officers of CSCDC, including President, Vice President, Treasurer and Secretary.
- IV. New Markets Tax Credit Program Update.
- V. Discuss and Approve (i) Resolutions authorizing execution of an Allocation Agreement with the CDFI Fund to receive \$38,000,000 in New Markets Tax Credits; (ii) Unanimous Written Consent of Members of Subsidiary Allocatees; and (iii) Certificate in Support of Opinion of Allocatee and Subsidiary Allocatees.
- VI. Public Comment.
- VII. Adjourn.

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