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**ANNUAL MEETING AGENDA OF
THE CALIFORNIA STATEWIDE FINANCING AUTHORITY (CSFA)**

**February 22, 2024
11:00 AM**

**The Citizen Hotel
926 J. Street
Sacramento, CA 95814**

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.

_____ Brian Moura, Chair	_____ Brian Stiger, Member
_____ Jordan Kaufman, Vice Chair	_____ Niroop Srivatsa, Member
_____ Kevin O'Rourke, Secretary	_____ Jim Erb, Alt. Member
_____ Dan Mierzwa, Treasurer	_____ Norman Coppinger, Alt. Member
_____ Tim Snellings, Member	
2. Election of Officers.
3. Consideration of the Minutes of the January 11, 2024 Meeting.
4. Public Comment.
5. Executive Director Update.
6. Staff Updates.
7. Adjourn.



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE FINANCING AUTHORITY (CSFA)

January 11, 2024

2:00 p.m. or upon adjournment of the CSCDA Meeting

Commission Chair Brian Moura called the meeting to order at 2:09 p.m.

1. Roll Call.

Board members participating via teleconference: Brian Moura, Jordan Kaufman, Kevin O'Rourke, Dan Mierzwa, Tim Snellings, Brian Stiger, and Norman Coppinger.

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Irene deJong Cal Cities; Rob Pierce, CSAC Finance Corporation; Sendy Young, CSAC Finance Corporation; Trisha Ortiz, Richards Watson & Gershon.

2. Consideration the Minutes of the February 6, 2023 Regular Meeting.

The Board of Directors approved the Minutes of the February 6, 2023.

Motion to approve by D. Mierzwa. Second by J. Kaufman. Unanimously approved by roll-call vote.

3. Public Comment.

There was no public comment.

4. Consideration of audited financial statements for fiscal years ending June 30, 2022 and June 30, 2023.

The revenue activity in 2023 was \$1,557,125 less than 2022 due to a decrease in tobacco settlement proceeds received in 2023.

Motion to approve by D. Mierzwa. Second by N. Coppinger. Unanimously approved by roll-call vote.

5. Executive Director Update.

Executive Director Barna had no update.

6. Staff Update.

Staff had no update.

7. Adjourn.

The meeting was adjourned at 2:15 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation



**ANNUAL MEETING AGENDA OF
THE CALEASE PUBLIC FUNDING CORPORATION (CaLease)**

**February 22, 2024
11:00 AM or upon adjournment of the CSFA Annual Meeting**

**The Citizen Hotel
926 J. Street
Sacramento, CA 95814**

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.

_____ Brian Moura, Chair	_____ Brian Stiger, Member
_____ Jordan Kaufman, Vice Chair	_____ Niroop Srivatsa, Member
_____ Kevin O'Rourke, Secretary	_____ Jim Erb, Alt. Member
_____ Dan Mierzwa, Treasurer	_____ Norman Coppinger, Alt. Member
_____ Tim Snellings, Member	

2. Election of Officers.

3. Consideration of the Minutes of the February 16, 2023 Meeting.

4. Public Comment.

5. Executive Director Update.

6. Staff Updates.

7. Adjourn.



MINUTES

ANNUAL MEETING AGENDA OF THE CALEASE PUBLIC FUNDING CORPORATION (CaLease)

February 16, 2023

11:00 AM or upon adjournment of the CSFA Annual Meeting

Commission Chair Tim Snellings called the meeting to order at 11:13 a.m.

1. Roll Call.

Commission members participating via teleconference: Tim Snellings, Brian Moura, Kevin O'Rourke, Jordan Kaufman, Brian Stiger, Niroop Srivatsa, and Jim Erb.

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Hamill, Bridge Strategic Partners; Jennifer Whiting, Cal Cities; Alan Fernandes, CSAC Finance Corporation; Rob Pierce, CSAC Finance Corporation; Sandy Young, CSAC Finance Corporation; and Tricia Ortiz, Richards Watson & Gershon.

2. Election of Officers.

B. Stiger nominated the following officers to be elected:

Brian Moura as Chair
Jordan Kaufman as Vice Chair
Kevin O'Rourke as Secretary
Dan Mierzwa as Treasurer

Motion to close the nominations and adopt the slate of officers by B. Stiger. Second by N. Srivatsa. Unanimously approved by voiced vote.

3. Consideration of the Minutes of the January 6, 2022 Annual Meeting.

The Commission approved the minutes of the January 6, 2022 Annual Meeting.

Motion to approve by K. O'Rourke. Second by J. Erb. Unanimously approved by voiced vote.

4. Public Comment.



There was no public comment.

5. Executive Director Update.

The Executive Director had no update.

6. Staff Update.

Staff had no update.

7. Adjourn.

The meeting was adjourned at 11:14 a.m.

Submitted by: Sendy Young, CSAC Finance Corporation



ANNUAL MEETING AGENDA

February 22, 2024
11:00 AM or upon adjournment of the CaLease Meeting

The Citizen Hotel
926 J. Street
Sacramento, CA 95814

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.

_____ Brian Moura, President	_____ Brian Stiger, Member
_____ Jordan Kaufman, Vice President	_____ Niroop Srivatsa, Member
_____ Kevin O'Rourke, Secretary	_____ Jim Erb, Alt. Member
_____ Dan Mierzwa, Treasurer	_____ Norman Coppinger, Alt. Member
_____ Tim Snellings, Member	

2. Election of Officers.

3. Consideration of the Minutes of the February 8, 2024 Meeting.

4. Public Comment

5. Executive Director Update.

6. Staff Updates.

7. Adjourn.



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT CORPORATION

February 8, 2024

2:00 p.m. or upon adjournment of the CSCDA Meeting

Board Member Tim Snellings called the meeting to order at 2:20 p.m.

1. Roll Call.

Board members participating via teleconference: Tim Snellings, Brian Stiger, Jim Erb, and Norman Coppinger.

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Irene deJong Cal Cities; Rob Pierce, CSAC Finance Corporation; Sendy Young, CSAC Finance Corporation; and Trisha Ortiz, Richards Watson & Gershon.

2. Consideration the Minutes of the December 21, 2023 Regular Meeting.

The Board of Directors approved the Minutes of the December 21, 2023.

Motion to approve by N. Coppinger. Second by J. Erb. Unanimously approved by roll-call vote.

3. Consent Calendar

The Commission approved the Consent Calendar.

1. Consider resolution ratifying the enjoinder of subsidiary allocatees to CSCDC's allocation agreements.

Motion to approve by J. Erb. Second by N. Coppinger. Unanimously approved by roll-call vote.

4. Public Comment

There was no public comment.

5. 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 \$11,000,000 in qualified low-income community investments by CSCDC 24 LLC to Desert College Financing Corp. (College of the Desert), City of Indio, County of Riverside, California.

The Board approved the financing for Desert College Financing Corp.

Motion to approve by N. Coppinger. Second by J. Erb. Unanimously approved by roll-call vote.

6. Executive Director Update.

Executive Director Barna had no update.

7. Staff Update.

Staff had no update.

8. Adjourn.

The meeting was adjourned at 2:24 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation



ANNUAL MEETING AGENDA
February 22, 2024
11:00 AM or upon adjournment of the CSCDC meeting

The Citizen Hotel
926 J. Street
Sacramento, CA 95814

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.

_____ Brian Moura, Chair	_____ Brian Stiger, Member
_____ Jordan Kaufman, Vice Chair	_____ Niroop Srivatsa, Member
_____ Kevin O'Rourke, Secretary	_____ Jim Erb, Alt. Member
_____ Dan Mierzwa, Treasurer	_____ Norman Coppinger, Alt. Member
_____ Tim Snellings, Member	

2. Election of Officers.

3. Consideration of the Minutes of the December 21, 2023 Regular Meeting.

4. Public Comment.

5. Executive Director Update.

6. Staff Updates.

7. Adjourn



MINUTES

REGULAR MEETING OF THE CSCDA COMMUNITY IMPROVEMENT AUTHORITY

January 5, 2023

2:00 PM or upon adjournment of the CSCDA meeting

Commission Chair Brian Moura called the meeting to order at 2:14 pm.

1. Roll Call.

Board members participating via teleconference: Brian Moura, Jordan Kaufman, Dan Mierzwa, Tim Snellings, Brian Stiger, and Norman Coppinger.

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Irene deJong Cal Cities; Sendy Young, CSAC Finance Corporation; Trisha Ortiz, Richards Watson & Gershon.

2. Consideration the Minutes of the September 7, 2023 Regular Meeting.

The Commission approved the Minutes of the September 7, 2023 meeting.

Motion to approve by J. Kaufman. Second by D. Mierzwa. Unanimously approved by roll-call vote.

3. Public Comment.

There was no public comment.

4. Consideration of Audited Financial Statements for Fiscal Year Ending June 30, 2023.

CSCDA CIA did not issue any bonds during the fiscal year. The negative net position was again expected as all properties are 100% financed along with extensive reserves and capitalized interest. Depreciation also contributes to the negative net position.

Motion to approve by D. Mierzwa. Second by N. Coppinger. Unanimously approved by roll-call vote.

5. Executive Director Update.

Executive Director Barna had no update.

6. Staff Update.

Staff had no update.

7. Adjourn.

The meeting was adjourned at 2:14 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation



ANNUAL REGULAR MEETING AGENDA

February 22, 2024
11:00 AM or upon adjournment of the CSCDA CIA Meeting

The Citizen Hotel
926 J. Street
Sacramento, CA 95814

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.

_____ Brian Moura, Chair	_____ Brian Stiger, Member
_____ Jordan Kaufman, Vice Chair	_____ Niroop Srivatsa, Member
_____ Kevin O'Rourke, Secretary	_____ Jim Erb, Alt. Member
_____ Dan Mierzwa, Treasurer	_____ Norman Coppinger, Alt. Member
_____ Tim Snellings, Member	

2. Election of Officers.

3. Consideration of the Minutes of the February 8, 2024 Regular Meeting.

4. Public Comment.

B. AGENDA ITEMS

5. Statewide Community Infrastructure Program (SCIP) 2024A (Spring Bond Series):

Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) assessment districts (ADs) for Series 2024A or a future bond issuance:

- a. Resolutions of intention in respect of the ADs to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps;
- b. Resolutions preliminarily approving the engineer's reports in respect of the ADs, setting date for the public hearing of protests and providing for property owner ballots.

6. Update on of CalHFA Homeowner Assistance Fund.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

7. Executive Director Update.
8. Staff Updates.
9. Adjourn.

NEXT MEETING: Thursday, March 7, 2024 at 2:00 p.m.



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

February 8, 2024 at 2:00 pm

Commission Member Tim Snellings called the meeting to order at 2:00 pm.

1. Roll Call.

Board members participating via teleconference: Tim Snellings, Brian Stiger, Jim Erb, and Norman Coppinger.

Others participating via teleconference: Cathy Barna, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Jon Penkower, Bridge Strategic Partners; Irene deJong Cal Cities; Rob Pierce, CSAC Finance Corporation; Sendy Young, CSAC Finance Corporation; and Trisha Ortiz, Richards Watson & Gershon.

2. Consideration of the Minutes of the February 1, 2024 Regular Meeting.

The Commission approved the February 1, 2024 Regular Meeting minutes.

Motion to approve by J. Erb. Second by B. Stiger. Unanimously approved by roll-call vote.

3. Consent Calendar

The Commission approved the Consent Calendar.

1. Consideration of membership renewal with the California Association of Local Housing Finance Agencies (CAL-ALHFA).

2. Consideration of membership and sponsorship renewal with the California Council for Affordable Housing (CCAH).

Motion to approve by B. Stiger. Second by N. Coppinger. Unanimously approved by roll-call vote.

4. Public Comment.

Members of the public made comments regarding CSCDA's participation in the Homeowner Assistance Fund (HAF). Staff is handling the issue.

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. A0358 Monterey, L.P. (Crossings at Palm Desert Apartments), City of Palm Desert, County of Riverside; issue up to \$3,150,000 in supplemental multi-family housing revenue bonds.

The Board approved the financing for Crossings at Palm Desert Apartments.

Motion to approve by J. Erb. Second by B. Stiger. Unanimously approved by roll-call vote.

6. Discussion of CalHFA Homeowner Assistance Fund.

CSCDA staff and General Counsel redline, and made the necessary changes to the Homeowner Assistance Fund Collaboration Agreement to address CSCDA's concerns.

CSCDA staff will report back to the Commission at the next regular meeting on the status of the Agreement and participation.

Motion to approve by B. Stiger. Second by N. Coppinger. Unanimously approved by roll-call vote.

7. Consider Setting Time of February 22, 2024 Regular Meeting at 11:00 a.m.

Motion to approve by N. Coppinger. Second by B. Stiger. Unanimously approved by roll-call vote.

8. Executive Director Update.

Executive Director Barna had no update.

9. Staff Update.

Staff had no update.

10. Adjourn.

The meeting was adjourned at 2:20 p.m.

Submitted by: Sindy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, February 22, 2024 at 11:00 a.m.

Agenda Item No. 5

Agenda Report

DATE: February 22, 2023

TO: CSCDA COMMISSIONERS

FROM: Cathy Barna, Executive Director

PURPOSE: Statewide Community Infrastructure Program (SCIP) 2024A (Spring Bond Series):

Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) assessment districts (ADs) for Series 2024A or a future bond issuance:

- a. Resolutions of intention in respect of the ADs to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps;
- b. Resolutions preliminarily approving the engineer's reports in respect of the ADs, setting date for the public hearing of protests and providing for property owner ballots.

BACKGROUND AND SUMMARY:

The actions requested today by the Commission are the first steps in connection with the 4 assessment district projects expected to be included in the SCIP 2024A pool. The remaining 7 CFD projects will be considered at the March 7, 2024 meeting. Attachment A includes a breakdown and location of the projects. The estimated total amount of the SCIP 2024A financing is \$32 million, with the assessment districts being approximately \$5.5 million.

The resolutions/notices include the following actions:

- a. Resolutions of intention in respect of the ADs to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps;
- b. Resolutions preliminarily approving the engineer's reports in respect of the ADs, setting date for the public hearing of protests and providing for property owner ballots.

Subsequent approvals of the financing will be brought back to the Commission at future meetings.

RECOMMENDED ACTION:

CSCDA's Executive Director recommends approval of the resolutions as presented to the Commission and setting the public hearing for April 18, 2024 at 2:00 pm.

Documents:

<https://www.dropbox.com/scl/fo/nkia0n2bqeuq8u6cgoh94/h?rlkey=1ygfexyt9cpj8itlc3olm32zs&dl=0>

ATTACHMENT A

SCIP 2024A Project Matrix

Series	District		Local Agency	Project	Developer	Land Use	Land Use		AD /		Est. Par
	No.	County					Type	Units	CFD	Amount	
2024A	22-08	Sacramento	Sacramento, County of	Park Place	Northwest Home Company, Inc.	Single-Family	Residential	48	AD	1,325,000	
2024A	24-01	San Bernardino	Yucaipa, City of	Wildwood Estates (Tract 16268)	Far West Pacific Development, LLC	Multi-Family	Residential	22	AD	945,000	
2024A	23-02	San Joaquin	Manteca, City of	Denali - Unit 3 (Phase 2)	Trumark Homes	Single-Family	Residential	66	AD	2,070,000	
2024A	24-01	San Luis Obispo	San Luis Obispo, City of	San Luis Square (Phase 1)	Marsh Nipomo Mixed Use, LP (G3 Concepts)	Multi-Family and Commercial	Residential	26	AD	1,190,000	
Total				4 Projects				162		\$5,530,000	



Agenda Item No. 6

Agenda Report

DATE: February 22, 2024
TO: CSCDA COMMISSIONERS
FROM: Cathy Barna, Executive Director
PURPOSE: Update of CalHFA Homeowner Assistance Fund.

BACKGROUND AND SUMMARY:

At the February 8, 2024 meeting the following recommendations were approved by the CSCDA Commission regarding its participation in the Homeowner Assistance Fund (HAF).

1. CSCDA staff and General Counsel redline, and make the necessary changes to the Homeowner Assistance Fund Collaboration Agreement to address CSCDA's concerns. This task has been completed.
2. CSCDA staff reach out to CalHRC staff with the suggested changes to the Agreement and determine if the revised agreement will be sufficient.
3. CSCDA staff to report back to the Commission at each CSCDA meeting on the status of the Agreement and participation.

UPDATE:

CSCDA staff provided CalHRC staff with the redline and revised HAF agreement. CalHRC is reviewing and determining next steps.