



2026 Annual Conference and Expo
Anaheim, CA

Money for Nothing: Financing Economic Development, Housing, and Infrastructure Projects

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Felicia Williams (Moderator)
Executive Director
CA Statewide Communities Development Authority



Jason Holley
City Manager
City of American Canyon



Katie Bowman
Economic Development Manager
City of San Leandro



Dylan Feik
City Manager
City of Monrovia

City of American Canyon



City Expansion

- Annexation of 300+ acres in unincorporated Napa County.
- Master planned community of mix of uses surrounding a new town center.
- County RHNA transfer to preserving agricultural and open space lands
- 1,253 new single-family homes, 180 multi-family apartment, town center, parks, bike and pedestrian trails, hotel and event center.
- Affordable housing built **first** – mix of funding sources was catalyst.

Financing New Infrastructure

- Community Facilities District formed through CSCDA Statewide Community Infrastructure Program (SCIP).
- \$22.3 million bonds issued by CSCDA to date – funded master backbone infrastructure and in-tract improvements
- Napa Valley Ruins and Gardens



2024 Economic Development Strategy and Regional Collaboration

- Preserve industrial districts and address infrastructure needs
- Innovation Action Plan
- East Bay EDA and ABAG collaboration
- Priority Production Areas along I-880 corridor – preserve East Bay industrial land, promote advanced industries
- Achieve a better jobs-housing balance across the Bay Area

Torani (R. Torre & Company)

- California-based, family-owned company with a 100-year history of manufacturing syrups and sauces for cafes, grocery stores, restaurants, and home kitchens
- Invested \$67.7 million to expand San Leandro facility – move hot fill sauce production line on-site
- 151 full-time jobs created with employee benefits, employee stock ownership, competitive wages
- \$9.3 million Federal New Markets Tax Credit – issued through CSCDA's Community Development Entity to qualified low-income community businesses
- \$6.5 million CA Competes Tax Credit – issued through GoBIZ to businesses staying, locating, or growing in California



2022 Housing Element

- Producing housing for people of all income levels while preserving small-town charm
- Planning HOME strategies, streamlining
- Inclusionary Housing Ordinance and In-Lieu Fee
- Focus new development near transit

Oak Park Apartments – Market-rate Housing Conversion

- 156 multi-family units built in 1978 located in Old Town Monrovia
- Owners proposed demolition of existing 3-story, and construction of 7-story project with 296 units...adjacent to Historic Old Town District!
- Acquisition / conversion from market rate to 100% affordable (50-80% of AMI)
- Extensive interior and exterior renovation by Post Real Estate Group (Sponsor)
- \$47.9 million tax-exempt affordable housing bonds through CSCDA
- 30-year Regulatory Agreement with CSCDA to manage affordability covenants

