CEAC Infrastructure and Development Policy Committee
132nd CSAC Annual Meeting
Gaylord Pacific Resort and Convention Center
1000 H Street, Chula Vista, CA 91910
Fern Pine Room, Level 4
Wednesday, December 2, 2026 | 3:00 p.m. - 4:30 p.m.

AGENDA

Chair, Matt Randall, Placer County
Vice Chair, Warren Lai, Contra Costa County
Vice Chair, Blossom Scott-Heim, Tuolumne County
Vice Chair, Anastasia Seims, Ventura County

3:00 p.m. I. **Welcome and Opening Remarks**
Matt Randall, Placer County, Chair

3:10 p.m. II. **Building Partnerships, Funding Infrastructure, Maintenance and other Public Services with Mello-Roos CFDs**
Development can create both upfront infrastructure needs and long-term maintenance and service obligations. When identified early, Mello-Roos Community Facilities Districts (CFDs) and, to a limited degree, other special districts can provide a structured way to fund these costs. This presentation will provide a practical overview of why CFDs are the most commonly used funding mechanism, when it makes sense to consider an alternative funding mechanism, how CFDs are used for different types of development, from large master-planned communities to smaller and infill projects, and where CFD formation should fit within the entitlement and development process. The discussion will provide introductory information about CFDs, cover basic formation requirements, discuss funding facilities versus ongoing services, address the roles of the agency, consultants, and developer, and key implementation considerations. Real-world examples will illustrate both traditional and less obvious applications. The session is intended to help public works professionals identify opportunities early and work with executive staff, planning, finance, counsel, developers, and elected officials to establish funding strategies that support successful development, infrastructure delivery, and sustainable long-term maintenance.
Susan Goodwin, Managing Principal, Goodwin Consulting Group

3:50 p.m. III. **Legislative Update**
Mark Neuberger, CSAC Legislative Advocate

4:15 p.m. IV. **Future Topics / Roundtable Discussion**

4:30 p.m. V. **Adjournment**