



GOODWIN CONSULTING GROUP

**County of Contra Costa
Community Facilities District No. 2001-1
(Norris Canyon)
2013 Special Tax Refunding Bonds (\$5,605,000)
Continuing Disclosure Annual Report for
Fiscal Year 2019-20
(per SEC Rule 15c2-12(b)(5))**

CUSIP Numbers

\$160,000	212288BZ6*	\$295,000	212288CK8
\$245,000	212288CA0*	\$305,000	212288CL6
\$245,000	212288CB8*	\$315,000	212288CM4
\$250,000	212288CC6*	\$330,000	212288CN2
\$255,000	212288CD4*	\$340,000	212288CP7
\$260,000	212288CE2*	\$350,000	212288CQ5
\$270,000	212288CF9*	\$365,000	212288CR3
\$275,000	212288CG7*	\$380,000	212288CS1
\$280,000	212288CH5	\$395,000	212288CT9
\$290,000	212288CJ1		

** Retired as of the date of this report.*

February 4, 2021

Continuing Disclosure Annual Report
for
County of Contra Costa
Community Facilities District No. 2001-1 (Norris Canyon)
\$5,605,000 2013 Special Tax Refunding Bonds
Fiscal Year 2019-20

This report contains certain information required to be filed annually per SEC rule 15c2-12(b)(5) (the “Rule”) by Community Facilities District No. 2001-1 (the “CFD” or “CFD No. 2001-1”) of the County of Contra Costa (the “County”). The Rule is applicable to the 2013 Special Tax Refunding Bonds (the “Bonds” or “2013 Bonds”) issued in the aggregate amount of \$5,605,000 by the CFD on January 24, 2013. The Rule requires that an issuer undertake in a written agreement or contract for the benefit of holders of the securities issued to file with national and state repositories the following:

- i. Certain financial information as presented in the Continuing Disclosure Certificate
- ii. The County’s audited financial statements
- iii. Notice of certain enumerated significant events
- iv. Notice of any failure to provide such annual financial information as agreed

To comply with the Rule, the County signed the Continuing Disclosure Certificate on January 24, 2013, requiring the County to provide annually, or as they occur, the aforementioned enumerated documents or events. Per the Continuing Disclosure Certificate, the County is required to file an annual report with all national and State of California repositories which includes:

1. The County’s audited financial statements for fiscal year 2019-20 prepared in accordance with the laws of the State of California.
 - **See Appendix A**
2. The principal amount of bonds outstanding as of June 30, 2020.
 - **\$3,840,000**

3. Balances of all funds and accounts established by the Fiscal Agent Agreement as of June 30, 2020.

- **Reserve Fund: \$208,475**
- **Costs of Issuance Fund: \$0**
- **Bond Fund: \$135,339**
- **Special Tax Fund: \$376,729**
- **Special Tax Prepayments Account: \$10,581***
- **Admin Expense Fund: \$10,765**
- **Improvement Fund: \$0**

* Includes \$10,200 that was used for a mandatory bond redemption on September 1, 2020.

4. Total assessed value of all parcels subject to the special taxes.

- **Fiscal Year 2020-21 Assessed Value: \$673,420,560**

5. Actual Special Tax levy, Special tax and property tax delinquency rate for parcels in CFD No. 2001-1 for fiscal year 2019-20.

- **Fiscal Year 2019-20 Actual Special Tax Levy: \$422,820**
- **Special Tax Delinquency Rate: 0.72% as of June 25, 2020**
- **Property Tax Delinquency Rate: 0.72% as of June 25, 2020**

6. Concerning delinquent parcels:

- Number of parcels delinquent in payment of special tax,

- **Four parcels were delinquent in the payment of special tax as of June 25, 2020.**

- Amount of total delinquency and as a percentage of total special tax levy,

- **The four parcels were delinquent a total of \$3,046 in payment of the special tax as of June 25, 2020. This represents approximately 0.72% of the total special tax levy for fiscal year 2019-20.**

- Status of the County's actions on covenants to pursue foreclosure proceedings upon delinquent properties.

- **Certain triggers in the Fiscal Agent Agreement, which require commencement of foreclosure proceedings by the County, have not been reached and therefore the County was not required to initiate foreclosure proceedings with respect to the fiscal year 2019-20 tax levy.**

7. Identity of any delinquent tax payer obligated for more than 10% of the annual special tax levy and:
 - Assessed value of applicable properties, and
 - Summary of results of foreclosure sales, if available.

➤ **No tax payer obligated for more than 10% of the annual special tax levy is delinquent in payment of the special tax.**
8. Significant amendments to land use entitlements for property in the CFD known to the County's Director of the Department of Conservation and Development (formerly Community Development).

➤ **None**
9. Status of any significant legislative, administrative, and judicial challenges to the construction of the development in the CFD known to the County's Director of the Department of Conservation and Development (formerly Community Development), without independent inquiry, for any year in which construction activity has occurred in the CFD.

➤ **None**
10. To the extent not otherwise provided pursuant to the preceding items 2-9, annual information required to be filed by the County for the CFD with the California Debt and Investment Advisory Commission pursuant to Sections 50075.1, 50075.3, 53359.5(b), 53410(d), or 53411 of the California Government Code.

➤ **See Appendix B**
11. Pursuant to the provisions of Section 5 of the Continuing Disclosure Certificate, the County shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the 2013 Bonds, if material:
 - a. Principal and interest payment delinquencies.
 - b. Unscheduled draws on debt service reserves reflecting financial difficulties.
 - c. Unscheduled draws on credit enhancements reflecting financial difficulties.
 - d. Substitution of credit or liquidity providers, or their failure to perform.
 - e. Issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposed Issue.
 - f. Tender offers.
 - g. Defeasances.
 - h. Rating changes.
 - i. Bankruptcy, insolvency, receivership, or similar event of the obligated person.
 - j. Adverse tax opinions or other material notices or determinations by the Internal Revenue Service with respect to the tax status of the 2013 Bonds or other material events affecting the tax status of the 2013 Bonds.
 - k. Modifications to rights of the Bond holders.

- l. Optional, unscheduled or contingent Bond calls.
 - m. Release, substitution, or sale of property securing repayment of the 2013 Bonds.
 - n. Non-payment related defaults.
 - o. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person.
 - p. Appointment of a successor or additional fiscal agent or the change of name of a fiscal agent.
- **On August 3, 2020, a material event notice was filed on EMMA concerning a partial bond redemption of \$10,000 in Bonds from prepayments of the special tax. The partial bond redemption was scheduled for September 1, 2020.**

APPENDIX A

*County of Contra Costa Comprehensive Annual Financial Report
for the Fiscal Year Ended June 30, 2020
(To Be Filed Separately)*

APPENDIX B

***CDIAC Yearly Fiscal Status Report
for the Fiscal Year Ended June 30, 2020***

STATE OF CALIFORNIA

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT**

Submitted:
Wednesday, October 28, 2020
3:44:05PM
CDIAC #: 2012-1859

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

I. GENERAL INFORMATION

A. Issuer Contra Costa County CFD No 2001-1

B. Project Name Norris Canyon

C. Name/ Title/ Series of Bond Issue 2013 Spec Tax Ref Bonds

D. Date of Bond Issue 1/8/2013

E. Original Principal Amount of Bonds \$5,605,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$205,362.50 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2020

A. Principal Amount of Bonds Outstanding \$3,850,000.00

B. Bond Reserve Fund \$208,475.29

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$0.00

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX

A. Assessed or Appraised Value Reported as of: 7/1/2020

From Equalized Tax Roll

From Appraisal of Property
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels \$673,420,560.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$422,819.50

B. Total Amount of Unpaid Special Taxes Annually \$3,046.25

C. Does this agency participate in the County's Teeter Plan? Y

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/25/2020

A. Total Number of Delinquent Parcels: 4

B. Total Amount of Taxes Due on Delinquent Parcels: \$3,046.25
(Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date) *(Attach additional sheets if necessary.)*

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

STATE OF CALIFORNIA

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YEARLY FISCAL STATUS REPORT

For Office Use Only
Fiscal Year _____

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VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.
(Indicate reason for retirement)

Matured Redeemed Entirely Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Andrew Bavender
Title Vice President
Firm/ Agency Goodwin Consulting Group Inc
Address 333 University Ave Suite 160
City/ State/ Zip Sacramento, CA 95825
Phone Number (916) 561-0890 Date of Report 10/28/2020
E-Mail andrew@goodwinconsultinggroup.net

IX. ADDITIONAL COMMENTS: