CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK (IBank)
CONDUIT 501 (c)(3) REVENUE BOND FINANCING

STAFF REPORT[1]

EXECUTIVE SUMMARY			
Applicant:	Equitable School Revolving Fund, LLC ("Borrower" or "ESRF")	**Par Amount Requested:**	Not to exceed $80,000,000
Applicant Description:	ESRF is a Delaware limited liability company wholly owned by Equitable Facilities Fund, Inc. ("EFF"). EFF is a 501(c)(3) Delaware nonprofit corporation. For federal income tax purposes ESRF is a disregarded entity entitled to the tax treatment of its parent company, EFF. EFF formed ESRF on February 20, 2018, to originate, acquire, and service loans for charter schools.		
Type of Financing:	Conduit Tax-Exempt and/or Taxable Fixed Rate Revenue Bonds issued as Social Bonds ("Bonds")		
Project Description:	The proceeds of the Bonds will be used (a) finance, refinance, or reimburse the cost of loans made or to be made to qualifying public charter schools or their affiliates for the purpose of financing or refinancing certain costs of the acquisition, construction, improvement, equipping and furnishing of certain educational facilities located in California, (b) fund a debt service reserve fund, if necessary, and (c) pay certain costs of issuance in connection with the issuance of the Bonds, (collectively, the "Project").		
Potential Project Sites:	**Counties of Alameda, Los Angeles, San Bernadino and San Diego.** Please see Appendix B for the complete List.		
Plan of Finance:	IBank will lend the proceeds of the Bonds to the Borrower to finance the costs of the Project.		
Type of Issue:	Public Offering		
Tax Status:	Tax-Exempt and/or Taxable		
Term:	Up to 40 years		
Credit Enhancement:	None		
Credit Rating:	Expected S&P Global Rating: A+		
IBank Fees[2]:	Application Fee $5,000; Issuance Fee $55,000; Initial Annual Fee $12,000 per year		
STO Fee:	Agent For Sale $8,500		

Estimated Sources of Funds:		**Estimated Uses of Funds:**	
Tax-exempt and/or Taxable Bonds Proceeds	$80,000,000	Reimbursement of Equity Funds	$79,500,000
		Costs of Issuance	$500,000
TOTAL SOURCES	**$80,000,000**	**TOTAL USES**	**$80,000,000**

[1] The information concerning ESRF and the Bonds has been provided by the Borrower. This Report has been prepared in connection with the approval of the Bonds by IBank and does not constitute a recommendation by IBank to purchase the Bonds and should not be used by potential investors in connection with any investment decision with respect to the Bonds.

[2] IBank Issuance Fee and Annual Fee are subject to change based on the final Par amount.

Financing Team: **Bond & Disclosure Counsel:** **Underwriter:** **Underwriter Counsel:** **Municipal Advisor:** **Trustee:** **IBank Outside Counsel:**	 Orrick, Herrington & Sutcliffe LLP RBC Capital Markets, LLC, Senior Manager Norton Rose Fulbright Sycamore Advisors U.S. Bank Trust Company, National Association Stradling Yocca Carlson & Rauth LLC
Public Benefits:	According to ESRF, it provides low-cost financing for charter schools in California having successful track records, with an emphasis on traditionally underserved communities. The proceeds of the Bonds will be used to refund ESRF equity contribution as loans to the schools that have demonstrated track records of success in educating students.

Date of Board Meeting: **September 23, 2026**	**Resolution Number:** 26-13	**Prepared by:** Dalibor Zivkovic

Staff Recommendation: Staff recommends approval of Resolution No. 26-13 authorizing the issuance of Conduit Tax-Exempt and/or Taxable Fixed Rate Revenue Bonds, in an aggregate amount not to exceed $80,000,000, for the benefit of Equitable School Revolving Fund, LLC.

BACKGROUND AND HISTORY

Background and History

ESRF is a Delaware limited liability company wholly owned by Equitable Facilities Fund, Inc. (“EFF”). EFF is a 501(c)(3) Delaware nonprofit corporation, exempt from federal income tax under Internal Revenue Code (“IRC” or “Code”). ESRF is a disregarded entity entitled to the tax treatment of its parent company, EFF. EFF was formed in 2017 as a social impact fund to operate revolving funds to benefit charter schools nationwide. EFF is structured as a revolving loan fund capitalized with equity monies. ESRF is active across 24 states including the State of California and has originated 18 loans totaling $350,000,000. EFF formed ESRF to acquire and service loans made by EFF to charter schools. EFF is the “Program Administrator” or the “Obligated Group” representative. ESRF is the only member of the Obligated Group established under the Master Trust Indenture and additional Members may be added under the Master Trust Indenture.

ESRF purchases and services charter school loans nationwide. However, proceeds of the Bonds issued by IBank will be used only for charter schools in California.

Prior ESRF Bonds issued by IBank

Table I displays the ESRF current outstanding IBank issued Bonds.

The Series 2019B, the Senior Series 2020B, the Senior Series 2021B, the Senior Series 2022B, and the Senior Series 2024B are on parity with the Bonds.

Table I - ESRF Outstanding IBank Issued Debt

Bonds Series	Issue Date	Par Amount	Final Maturity	Current Outstanding Amount
Series 2019B	8/29/2019	$19,010,000	11/1/2049	$16,915,000
Series 2020B	8/12/2020	$48,115,000	11/1/2055	$43,790,000
Series 2021B	10/20/2021	$30,650,000	11/1/2056	$30,650,000
Series 2022B	8/30/2022	$65,885,000	11/1/2057	$65,330,000
Series 2024B	10/30/2024	$141,000,000	11/1/2059	$141,000,000
Total		**$304,660,000**		**$297,685,000**

Current leadership is listed in Appendix A.

PROJECT DESCRIPTION

The Borrower is requesting that IBank issue conduit tax-exempt and/or taxable fixed rate revenue bonds and loan the proceeds to ESRF. The proceeds of the Bonds will be used to (i) finance, refinance or reimburse ESRF for the cost of financing School Loans made or to be made by the Program Administrator and purchased by ESRF, (ii) fund a debt service reserve fund, if necessary; and (iii) pay the costs of issuance of the Bonds.

ESRF is not refunding any outstanding bonds with this issuance. ESRF seeks to reimburse itself for loans made with equity funds to the charter schools listed on the **Table II,** in California.

Table II - Charter Schools Estimated Project Cost

Project Name	Project Site	Estimated Cost	Purpose
KIPP SoCal	Comienza Campus Lower School	$15,400,000	Refinancing
KIPP SoCal	Comienza Campus Upper School	$15,400,000	Refinancing
KIPP SoCal	Adelante Campus	$12,100,000	Refinancing
Aspire Public Schools	Junior Collegiate	$24,200,000	Acquisition
Aspire Public Schools	Titan Academy	$23,100,000	Acquisition
Aspire Public Schools	Pacific Academy	$22,880,000	Acquisition
Scholarship Prep Public Schools	San Bernardino	$14,850,000	Acquisition & Improvements
Ednovate	Brio Campus	$14,850,000	Refinancing
Yu Ming	Carolyn Campus	$7,700,000	Acquisition
Yu Ming	MLK Campus	$7,700,000	Acquisition
	TOTAL	**$158,180,000**	

(See Appendix B – Project Site Locations)

FINANCING STRUCTURE

IBank Term Sheet
Equitable School Revolving Fund, LLC
Board Meeting Date: 9/23/2026

Par Amount:	Not to exceed $80,000,000 in one or more tax-exempt and/or taxable series
Type of Offering:	Public Offering
Underwriter:	Underwriting syndicate with RBC Capital Markets, LLC acting as senior manager
Credit Enhancement:	None Expected
Expected Credit Rating:	S&P Global Ratings: A+
Interest Rate:	Not to exceed 6% across all Bonds
Maturity:	No Later than 40 years from the date of issuance
Collateral:	The ESRF Loan will be secured by Obligation No. 17, issued pursuant to Supplemental Master Indenture for Obligation No. 17 among the ESRF, as Initial Member of the Obligated Group, EFF, as Obligated Group Representative, and U.S. Bank Trust Company, National Association, as Master Trustee.
Expected Closing Date*:	December 22, 2026
Conduit Transaction:	The Bonds are special, limited obligations payable solely from payments made by the Borrower under the transaction documents and IBank shall not be directly or indirectly or contingently or morally obligated to use any other moneys or assets of IBank for all or any portion of payment to be made pursuant to the Bonds.

*Please note that Expected Closing Date is subject to change.

Financing Structure

The Bonds will be secured by a Master Trust Indenture ("MTI"). The Bonds will be sold to underwriting syndicate with RBC Capital Markets, LLC acting as senior manager through a public offering pursuant to a bond purchase agreement. IBank will loan the proceeds of the Bonds to the Borrower pursuant to a loan agreement ("Loan Agreement").

The Bonds are issuable as fully registered Bonds. Bonds will be issued in minimum denominations of $5,000 and any integral multiple of $5,000 in excess thereof.

The Bonds will be secured by and payable from payments made by ESRF under the Loan Agreement, along with certain accounts established under the MTI. The security provided by the MTI includes a pledge of and security interest in the Borrower's "Pledged Assets," which include ESRF Pledged revenues, as well as the deeds of trust securing the school loans originated by EFF and purchased by ESRF.

The Bonds will be designated as the "California Infrastructure and Economic Development Bank Senior National Charter School Revolving Loan Fund Revenue Bonds, Series 2026C – Social Bonds". The Bonds will be a Senior Obligation of the Obligated Group. The "Social Bonds" designation is based on the social benefits of addressing socioeconomic advancement and empowerment of students who attend the charter schools financed by the Project. Kestrel Verifiers authored a Second Party Opinion of the Bonds as Social Bonds based on the Social Bond Principals June 2023 issued by the International Capital Market Association ("ICMA").

The Bonds will be marketed under an official statement, sold, and closed in conjunction with the Series 2026B Bonds to be issued by Arizona Industrial Development Authority; the Series 2026D Bonds to be issued by Massachusetts Development Finance Agency; and the Series 2026E Bonds to be issued by Buffalo and Erie County Industrial Development Corporation that will finance charter school loans outside of California.

Limited Obligations of IBank

The Bonds are payable solely from and secured solely by the pledge of the Borrower's payments under the transaction documents. IBank; any of the members of its Board of Directors; any of its officers or employees; and any person executing the transaction documents on behalf of IBank shall not be personally liable for the Bonds or subject to any personal liability or accountability by reason of the execution thereof. The Bonds are limited obligations of IBank and are not a pledge of the faith and credit of IBank or the State of California or any of its political subdivisions.

PUBLIC BENEFITS

According to ESRF, it provides low-cost fixed-rate financing for charter schools in California that have successful track records, with an emphasis on traditionally underserved communities. The proceeds of the Bonds will be used to refund ESRF's equity contribution, as loans to the schools that have demonstrated track records of success in educating students. The Borrower expects the Project to result in an average cost savings of approximately $3 million per school over the life of the loan, allowing schools to use cost savings to further enhance their educational programs.

OTHER PROJECT DATA

PERMITS AND APPROVAL	
Required?	☒ **NO** ☐ **YES, Describe:**
TEFRA	
Date of TEFRA Publication:	9/14/2026
Publications:	https://ibank.ca.gov/board/notices-of-public-hearing/
Date of TEFRA Hearing:	9/22/2026
Oral/Written Comments:	☐ **NO** ☐ **YES, Explain: None as of the date this report was prepared.**
ELIGIBILITY REVIEW	
Applicant meets all of the IBank eligibility criteria? ☒ **YES** ☐ **NO**	1. Project is in the State of California. 2. The Borrower is capable of meeting the obligations incurred under relevant agreements. 3. Payments to be made by the Borrower to IBank under the proposed financing agreements are adequate to pay the current expenses of the IBank in connection with the financing and to make all the scheduled payments. 4. The proposed financing is appropriate for the Project.
INDUCEMENT CERTIFICATE	
Completed?	☐ **NO** ☐ **YES** Certificate No.: ☒ **N/A** Date:

RECOMMENDATION

Staff recommends approval of Resolution No. 26-13 authorizing the issuance of Conduit Tax-Exempt and/or Taxable Fixed Rate Bonds, in an aggregate amount not to exceed $80,000,000, for the benefit of Equitable School Revolving Fund, LLC.

APPENDIX A: GOVERNANCE AND MANAGEMENT

BOARD OF DIRECTORS

Kevin Hall, Member	President and CEO Charter School Growth Fund Broomfield, CO
Marc Sternberg, President	Co-Founder and Managing Director A-Street Ventures, LP Brooklyn, NY
Ricardo Beausoleil, Member	Independent Director CT Corporation Wilmington, DE

OFFICERS

Anand Kesavan	Chief Executive Officer and Founder
Michelle Getz	Secretary, ESRF
Cory Vastola	Chief Financial Officer, ESRF
Jon McIntosch	Chief of Staff, ESRF
Marc Sternberg	President, ESRF

APPENDIX B: PROJECT SITES

Los Angeles County:

KIPP SoCal – Comienza Campus Lower School, 7300 Roseberry Avenue, Huntington Park, CA 90255

KIPP SoCal – Comienza Campus Upper School, 7825 Santa Fe Avenue, Huntington Park, CA 90255

Aspire Public Schools – Junior Collegiate Academy, 6720-24 Alameda Stree, Huntington Park, CA 90255

Aspire Public Schools –Titan Academy, 6720-24 Alameda Stree, Huntington Park, CA 90255

Aspire Public Schools – Pacific Academy, 2565 E. 58th Street, Huntington Park, CA 90037

Ednovate - Brio Campus, 533 Glendale Boulevard Los Angeles, CA 90026

Alameda County:

Yu Ming – Carolyn Campus, 16244 Carolyn Street, San Leandro, CA 94578

Yu Ming - MLK Campus, 1000 42nd Street, Oakland, CA 94608

San Bernardino County:

Scholarship Prep Public Schools – San Bernardino, 20 W. 7th Street, Upland, CA 91786

San Diego County:

KIPP SoCal – Adelante Campus, 426 Euclid Avenue, San Diego, CA 92114