

SCIP

Statewide Community Infrastructure Program



SCIP Overview

Program:

- Statewide Community Infrastructure Program (“SCIP”)

Issuer:

- California Statewide Communities Development Authority (“CSCDA”)

Purpose:

- Financing of Development Impact Fees & Improvements

Security:

- 1913 / 1915 Act Special Assessment Obligations

Finance Team:

- RBC Capital Markets – Bond Underwriter
- Orrick, Herrington, & Sutcliffe – Legal Counsel
- Bond Logistix – Program Administrator
- Willdan Financial – Assessment Engineer
- Wells Fargo - Trustee

SCIP Program

Program Type	Program Description
Impact Fee Reimbursement Program:	Reimburses property owners for Impact Fees collected when a Building Permit is Issued
Impact Fee Pre-Funding Program:	Provides advance funding of Impact Fees requirement as a condition of land entitlements
Acquisition Funding:	Provides funding of improvements completed by developer. Local agency administers the acquisition agreement.
CFD Financing:	CFDs can be funded by SCIP through CSCDA on an issue-by-issue basis



Reimbursement, Pre-Funding Programs and Acquisition Funding can be combined.

Eligible Fees and Improvements

- Fees for infrastructure to be owned by public agency
 - Does not include school, housing, fire, and police fees
- Improvements identified in the 1913 / 1915 Assessment Act, including but not limited to, are listed below:



Eligible Improvements

- Street and Roadways
- Freeway Interchanges
- Pedestrian Malls
- Sidewalks
- Storm Drainage
- Flood Control
- Water Supply
- Gas Supply
- Street lighting
- Parking
- Landscaping
- Sewer and Pipelines
- Parks and Parkways
- Bridges and Thoroughfares
- Bicycle and Pedestrian Trails
- Open Space and Greenbelts

Local Agency Requirements

- Must be a member of CSCDA
- Adopt resolution consenting to use of the SCIP program
 - Contained in SCIP manual
- Submit SCIP Applications
 - Each prospective project will submit an application with a local agency contact
- When tax-exempt bonds are issued, the City executes a bond closing certificate, which confirms that:
 - The infrastructure financed through SCIP with bond proceeds, is public infrastructure
 - Property being assessed has valid entitlements
 - Funds will not be spent in violation of federal tax law



Conducting the Proceedings

- SCIP Prepares the Engineer's Reports
 - Willdan Financial engaged by CSCDA for SCIP
 - Benefit findings based upon fees & improvements for project
 - Improvements to be funded are based upon its relationship to the property being assessed
- Assessment Districts are established by SCIP on County-by-County basis
- Assessment proceedings conducted by CSCDA
- State-wide Hearing and Landowner Vote conducted by CSCDA
- CSCDA authorizes the sale of bonds
- City or County does not issue bonds or levy assessments



SCIP Participating Local Agencies

Local Agencies

- Alameda, City of
- American Canyon, City of
- Bakersfield, City of
- Brentwood, City of
- Corona, City of
- Dublin, City of
- Dublin San Ramon Services District
- East Palo Alto, City of
- Eastern Municipal Water District
- El Dorado County
- Elk Grove, City of
- Fairfield, City of
- Folsom, City of
- Fremont, City of
- Galt, City of
- Healdsburg, City of
- Hercules, City of
- Imperial County
- Lincoln, City of
- Live Oak, City of
- Livermore, City of
- Madera, City of
- Millbrae, City of
- Morro Bay, City of
- Napa, City of
- Napa County
- Norco, City of
- Oxnard, City of
- Petaluma, City of
- Redding, City of
- Richmond, City of
- Riverside County
- Rocklin, City of
- Roseville, City of
- San Diego, City of
- San Marcos, City of
- San Mateo County
- Thousand Oaks, City of
- Tracy, City of
- Turlock, City of
- West Sacramento, City of
- Woodland, City of

SCIP Conclusion

- Well suited for commercial, industrial, and residential projects
- Alternative for Fee Deferral Programs
- Simple application and administration process
- Long term fixed rate financing at competitive tax-exempt rates

