



Statewide Community Infrastructure Program
(SCIP)

What is the Statewide Community Infrastructure Program?



- The Statewide Community Infrastructure Program (“SCIP”) is a tax exempt financing program offered through the California Statewide Communities Development Authority (CSCDA) which can be used by developers to finance public infrastructure, facilities and impact fees.

What is the Statewide Community Infrastructure Program?



- Any City/County/Special District can participate in SCIP to which provides local agencies the means to offer competitive financing to all developers (large and small) as a turn key solution, minimizing local agency staff time.

SCIP provides two programs:



- The **SCIP pooled revenue bond program** which issues bonds 3 times /year (Spring, Fall & End of Year).
 - Once a City has joined, developers may submit applications on-line.
- A **stand alone SCIP CFD program** which issues bonds for larger projects as the project schedule dictates.
 - SCIP will craft a project specific JPFA/SCIP Resolution for board approval for each participating Local Agency.



- SCIP has 118 Local Agency members.
- Since, 2003, SCIP has issued over \$816 million in bonds for 298 projects across California, of which over \$266 million have been CFD bond financings.
- In 2020, SCIP created its CFD Local Obligation Program, which allows for the use of CFD's in the SCIP pooled revenue bond program mentioned above.
- The first CFD Local Obligation Bonds were issued last spring for SCIP.

Program Benefits



- SCIP provides local agencies a means of offering competitive financing to all developers as a turnkey solution which

Local Agencies Save Time & Effort

- The Program can finance projects which range in size from \$500,000 to \$25,000,000, or higher.

Developers Gain Access to Capital

Project Economics are Improved

Developers use SCIP for a variety of reasons:



- ❶ Can be part of the capital mix of debt, equity, public financing
- ❷ Provides off balance sheet/land secured non recourse debt
- ❸ Can provide competitive advantages with respect to residential marketing

Key Events



- The City does not issue bonds or levy assessments.
- The schedule of proceedings is described below:
 1. SCIP Resolution passed by City Council.
 2. Stand-alone districts established on a project by project board.
 3. Distribution and bond issuance proceedings initiated by CSCDA.
 4. Hearing and Election conducted by CSCDA.
 5. CSCDA authorizes the sale of bonds.

Transaction is closed and funds are delivered

Eligible Facilities and Impact Fees



Transportation Improvements

Schools and Educational Facilities

Water System Improvements

Development Impact Fees

Drainage System Improvements

Other Incidentals and Bond Issuance

Waste Water System Improvements

Recycled Water System Improvements

Park, Parkway and Open Space Improvements



Recommendation:

Conduct a Public Hearing and after consideration:

- A. Adopt the proposed Amended and Restated Resolution making certain findings and authorizing certain matters necessary to participate in the Statewide Community Infrastructure Program (SCIP).

Fiscal Impact:

No direct fiscal impacts would result from adopting the proposed Resolution

QUESTIONS

