



**County Administrative Office**

# **BOARD OF SUPERVISORS HEARING**

## **County Administrative Office**

Statewide Community  
Infrastructure Program

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## **What it is:**

Statewide Community Infrastructure Program (SCIP) provides a financing mechanism for owners of property to finance development impact fees, public infrastructure/facilities costs, and/or public capital improvements.

Providing tax-exempt financing helps participating cities, counties and other public agencies cushion the impact of rising public capital improvements costs and development impact fees on developers and property owners.

## **How it works:**

- If a developer/property owner chooses to participate and the project is approved by the California Statewide Communities Development Authority (CSCDA), the applicable development impact fees owed to the County or District and/or costs of the public infrastructure will be financed by the issuance of tax-exempt bonds by the CSCDA
- CSCDA will impose a special assessment via the tax roll on the owner's property to repay the portion of the bonds issued to finance the public capital improvements and/or fees paid with respect to the property

- Only property owners/developers who choose to participate in the program will have assessments imposed on their property
- Developer receives low-cost, long-term tax-exempt financing for public capital improvements and/or development impact fees
- The property owner can choose to pay off the special assessments at any time
  - Because SCIP is a fixed lien assessment, payments will not escalate over time and no property owner is in any way responsible for another property's assessment
- The County/District is not liable to repay the bonds issued by CSCDA or the assessments imposed on the participating properties

- The County/District will likely incur administrative costs associated with property owner notification, fund administration, and to levy and collect fees
  - The County/District can and will implement and charge an administrative fee for staff time related to these activities
- The Acquisition Agreement for each CSCDA approved project application will require Board review and approval prior to proceeding with the tax-exempt financing and formation of assessment districts
- In short, there is no significant risk to the County/District in taking this action nor is there risk to subsequent home owners beyond the proportional assessment lien on their individual property

- Consider County and District Participation in SCIP
- Adopt a resolution approving the California Statewide Communities Development Authority (CSCDA) Joint Powers Agreement and the Flood Control District becoming a member of the CSCDA (County is already a member)
- Adopt resolutions approving County and District participation in the SCIP and approving the form of an acquisition agreement

# END OF REPORT