



Friday, March 29, 2024

SCIP Application and Landowner Information

SCIP Application and Landowner Information Form

Project Information

Name of Applicant:

D.R. Horton (Bay Area Division)

Project Name:

Owl Ranch

Project Proceeds Requested:

\$500,000 (Not to Exceed)

Provide Brief General Description of Overall Project

The Project is planned for the development of 40 single-family residential lots on the approximately 7.3

acre site at 215 Skelly Road. Lot 19 and Lot 29 will be excluded from the SCIP financing district as they have been designated as deed restricted affordable housing.

Project Location or Address:

215 Skelly Road
Hercules, CA, 94547

County:

Contra Costa County

Is the project located in an unincorporated part of the County?

No

Name of City/County Agency:

City of Hercules

City/County Contact:

Dante Hall

Has the City or County in which the project is located been contacted? If so, please provide appropriate contact information below.

Yes

Applicant Contact Information

Primary Contact

Full Name:

Megan Milburn

Title:

Forward Planner

Address:

3000 Executive Parkway, Suite 100
San Ramon, CA, 94583

Phone Number:

(408) 386-0327

E-mail:

mmilburn@drhorton.com

Secondary Contact

Full Name:

Steve Johnston

Title:

Manager - DPF

Address:

2281 Lava Ridge Court, Suite 340
Roseville, CA, 95661

Phone Number:

(916) 975-2803

Applicant Acknowledgment and Agency Information

E-mail:

steve.johnston@dpfg.com

Applicant Acknowledgment

One of the following is true and correct: (A) The undersigned represents the owner(s) of the project, including as joint owners by tenancy in common, community property, joint tenancy or otherwise, or (b) the undersigned has this project under option. The undersigned Applicant acknowledges and agrees that it shall comply with all applicable provisions of the California Labor Code including, as applicable, the payment of prevailing wage. As respect to any and all claims related to prevailing wage, the undersigned assumes all responsibility for the payment of prevailing wage and the compliance with prevailing wage, if required, and specifically waives any and all rights against the California Statewide Communities Development Authority and each participating local agency with respect to the project, as well as their agents, employees, agencies, and consultants (the "Indemnified Parties") pursuant to Labor Code Section 1726(c) and any analogous federal law, and agrees to defend and fully indemnify the Indemnified Parties for damages, claims, fines, penalties, litigations expenses, costs, attorney's fees and interest relating to the project.

Signed _____

Dated: _____

Local Agency Information

Local Agency Name:

City of Hercules

Mailing Address:

111 Civic Drive
Hercules, CA, 94547

Primary Contact:

Dante Hall

Local Agency Acknowledgment

I hereby certify that I am an authorized representative of the Local Agency and that I have been authorized by the Local Agency to execute the Preliminary Application for CSCDA financing.

Signed _____

Dated _____

Title:

City Manager

Phone Number

(510) 799-8200

E-mail

DHall@herculesca.gov

Additional Local Agency Information (if applicable)

Local Agency Name:

West Contra Costa Transportation Advisory
Committee (WCCTAC)

Primary Contact:

John Nemeth

Title:

Executive Director

Phone Number

(510) 210-5933

E-mail

jnemeth@wcctac.org

Local Agency Acknowledgment

I hereby certify that I am an authorized representative of the Local Agency and that I have been authorized by the Local Agency to execute the Preliminary Application for CSCDA financing.

Signed _____

Dated _____

SCIP Landowner Information Form

THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY ("CSCDA") INTENDS TO ISSUE TAX-EXEMPT BONDS (THE "BONDS") TO FINANCE CERTAIN IMPACT FEES FOR THE CITY/COUNTY. UNDER FEDERAL AND STATE SECURITIES LAWS, CSCDA IS REQUIRED TO DISCLOSE ALL MATERIAL FACTS TO THE PURCHASERS OF THE BONDS. FOR THIS REASON, IT IS IMPORTANT THAT YOU ANSWER EACH OF THE FOLLOWING QUESTIONS COMPLETELY AND ACCURATELY. YOUR PROMPT AND COMPLETE RESPONSE TO THIS QUESTIONNAIRE IS CRITICAL TO CSCDA'S ABILITY TO ISSUE BONDS TO FINANCE YOUR DEVELOPMENT IMPACT FEES.

Name of Landowner:

D.R. Horton Bay, Inc., A Delaware Corporation

Please Upload a Preliminary Title Report or Other Evidence of Ownership

Ownership Structure:

Corporation

 DRE Prelim - UpdateAmend 6...pdf

Name of Developer (if different from Landowner):

N/A

Property Information

Gross Acres Owned:

7.3

Number of acres proposed for development:

7.3

Number of acres developed to date, if any:

7.3

List the Assessor's Parcel Numbers for the property:

404-061-031 to 404-061-070
Excluding Lots 19 (404-061-049) and Lot 29 (404-061-059)

How long have you owned the property?

January 2023

When do you expect the first sale of property?

Sales begin in December 2024, First Home Closing in February 2025

Development Impact Fees & Improvements to be Financed by SCIP:

Development Impact Fees

Type (water, sewer, road, etc.)	Collecting Local Agency	Fee Recipient (if different)	Total Amount of Fee	Amount of Fee per Unit
Park & Recreation Fee	City of Hercules	City of Hercules	64790	1705
Transportation Facilities Fee	City of Hercules	City of Hercules	227126	5977
Sewer Facilities Fee	City of Hercules	City of Hercules	177802	4679
West County Sub-Regional Transportation Mitigation Fee	City of Hercules	WCCTAC	262808	6916

Have you entered into any option or other form of agreement to sell all or a portion of the property?

No

If YES, please describe the arrangement and upload a copy of agreements describing the arrangement.

N/A

Total Amount Impact Fees:

732526

Improvements:

Description	Local Agency Acquiring Improvements	Amount
Skelly Road - Bulb Out	City	\$ 50,750

Is the property proposed for residential, commercial retail, industrial or a combination of different land uses?

Residential

Please state the total number of residential units proposed (single family or multi-family), and the total land acreage and building square footage for a commercial, retail, or industrial development proposed.

40 Residential Units

Only 38 Units will be included in the SCIP as there are 2 affordable housing units (Lot 19 & 29)

Describe the expected timing for development of the property including dates of completed development milestones. If available, please list projected sales or leasing information.

Wet utilities expected to be complete June 2024, dry utilities July 2024, Pave September 2024. Model home permits issued in August 2024. Sales to begin December 2024 and last until July 2025, first closing February 2025 and last September 2025.

What is the status of land use approvals, maps and EIR's for the property (i.e., briefly describe the current zoning and the status of any Development Agreements, Specific Plans, tentative maps or final maps for the property)?

Recorded Final Map

What is the status of map recordation?

Final Subdivision Map

Please list all discretionary approvals (including vesting tentative subdivision map, conditional use permits, Section 404 permits, Fish & Game permits, and any other governmental permits) that are still required for development to proceed?

All approvals have been obtained

Will any impact fees be owing after funding by SCIP as a condition to develop the property?

Yes

If YES, please explain and provide the amount of such fees.

East Bay MUD
School Fees
Other City impact fees such as General Public, Police, Fire, and Community Development Tax

Is any development currently underway on the property?

Yes

If YES, please give a general description and provide information as to estimated construction or permit value.

Land development: included engineer's estimate.
\$2,448,000
Vertical construction: 40 homes to build.
15 x 1583s construction valued at \$241,973 each
15 x 1874s construction valued at \$266,763 each
10 x 2311s construction valued at \$307,128 each

Are there any existing trust deeds/loans on the property?

No

If YES, please state the name, address and telephone number of the lending institution and the approximate loan amount(s).

If YES, please provide the name, address and telephone number of the lending institution and the approximate loan amount. Also provide any other information regarding how the project is to be financed.

N/A

Has the developer or any partner or related entity of the landowner ever filed for bankruptcy or been declared bankrupt?

No

If YES, specify the date and location of court where bankruptcy action took place.

N/A

Are there any other foreseeable circumstances not described above that could prevent or significantly delay the proposed development of the property?

No

If YES, please explain.

N/A

N/A

Has construction financing been obtained?

No

Payment of Taxes/Assessments

What is the current status of property, special taxes and assessments on the property (paid/owing/delinquent).

Paid

Have any property taxes or assessments on the property been delinquent at any time during the past 3 years?

No

If YES, please explain.

N/A

Describe the source of funds that you will use to pay any taxes/assessments to be levied on the property in connection with the Assessment District (i.e., bank savings, land sale proceeds, loan proceeds, etc.).

Internal funds and home sale proceeds

Do you foresee any difficulty in your ability to make timely payment of your taxes/assessments?

No

If YES, please explain.

N/A

Experience of Landowner and Development Group

Describe the development experience of the Landowner developer or affiliated construction entity. Briefly describe any current or recently completed developments undertaken by the Landowner.

D.R. Horton, Inc., America's Builder, has been the largest homebuilder by volume in the United States since 2002 and has closed more than 1,000,000 homes in its 45-year history.

<https://investor.drhorton.com/>

Notice Regarding Disclosure

In 1994, the Securities and Exchange Commission adopted amendments (the "Amendments") to Rule 15c2-12 under the Securities Exchange Act of 1934 relating to certain required disclosure information that must be made available to prospective purchasers of municipal bonds. Under the Amendments and other federal and state securities laws, certain material information must be disclosed (i) in connection with the initial offering of Bonds with respect to material persons; and (ii) on an ongoing basis with respect to obligated persons.

Whether a property owner/developer might be a material person or an obligated person will depend on all of the facts and circumstances. If the information you provide in response to this questionnaire indicates this might be the case, the financing team will review with you the information that may need to be disclosed to potential Bond investors in order to satisfy the Amendments and other federal and state securities laws.

If information on the proposed development of your property is disclosed in connection with the sale of the Bonds, you will be required to certify at that time that the information is true and correct and does not omit to state any material fact.

If we have any additional questions regarding the property, who is the appropriate person to contact?

Firm Name:

DPFG

Primary Contact:

Steve Johnston

Title:

Manager

Address:

2281 Lava Ridge Court, Suite 340
Roseville, CA, 95661

Phone Number:

(916) 976-2803

E-mail:

steve.johnston@dpfg.com

Upon submission of your application, please send a nonrefundable \$1,500 application fee made payable to CSCDA to the attention of:

Vo Nguyen
Statewide Community Infrastructure Program
c/o BLX Group LLC
777 South Figueroa Street, Suite 3200
Los Angeles, CA 90017

After submission of your application you will receive a PDF copy. Please forward a signed and dated copy including the local agency acknowledgment.