# CITY OF MORENO VALLEY

## PUBLIC WORKS DEPARTMENT

## Special Districts
## Application for Participation
## In City of Moreno Valley
## Special District Finance Program

# APPLICATION FOR PARTICIPATION
# IN CITY OF MORENO VALLEY
# SPECIAL DISTRICTS FINANCE PROGRAM

Prior to completing this application the Applicant should contact the Public Works, Special Districts Division at (951) 413-3480. Applicant will meet with Special Districts staff to discuss the proposed project, application procedures, and application deposit.

Please provide comprehensive responses to the following questions for evaluation by the City.

1. Applicant name, contact person (address and phone numbers).

2. Relationship of applicant to subdivision (e.g. planning consultant, developer, landowner, etc.).

3. Name, address, and phone number of landowner(s).

4. Name, address, and phone number of developer(s). Is the project a part of a Specific Plan? Provide name, number, and a copy of that document.

5. Name of subdivision. Provide map identifying location and pertinent planning identification numbers. Include status of map approval process/recordation.

6. Subdivision land use summary (i.e. number of units/acres included by land use category).

7. Description of public infrastructure and facilities proposed for assessment and/or community facilities district financing. Provide estimated costs in a line item form identified as Exhibit "A" and maps identifying facility types, size, and location identified as Exhibit "B".

8. Is there any need to acquire right-of-way prior to construction of infrastructure? Is it anticipated that the action will require City sponsored Eminent Domain proceedings?

9. Describe how the over all project is anticipated to benefit the City of Moreno Valley (number of jobs, type of jobs – skilled/unskilled – professional/technical, sales tax revenue, etc. Reference to jobs, sales tax revenue or other data must be accompanied by background data. Attach as Exhibit "C").

10. Why is assessment and/or community facilities district financing necessary to the subdivision? Does applicant have opportunities for other forms of financing?

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11. What is the public purpose derived from the City of Moreno Valley providing tax-exempt financing for public infrastructure within this subdivision?

12. Have you filed a petition, or are you aware of any petitions being filed, to form assessment/community facilities districts through other public agencies (e.g. school district, water districts, etc.) on the property?

13. Provide data on existing debt/lien ratios that may be levied on properties in the proposed boundaries? Identify the Assessment District or Community Facilities District that is benefiting the property. Identify the infrastructure provided by the existing special district.

14. Are all taxes and/or assessments current? Are there other secured interests on the property? Provide a preliminary title report on the land in proposed district.

15. Previous work: Identify other land development ventures by same landowner in the City of Moreno Valley, in California, and provide a brief description of each (including location, land use summary, period of construction, etc.).

16. Provide financial statements of landowner, developers, joint venture, etc. (or provide lead bank/lender references and past performances).

17. List subdivision plan approvals that you have received to date from the City. Provide processing numbers, date of approval, current processing status. Include EIR status.

18. Identify civil engineer(s) for the subdivision to date and provide contact person, address, and phone number.

19. What is the current estimated value of the subject property? What is the estimated value of the property with public improvements in place? If an independent appraisal was done, please include. If not, please indicate detailed explanation of how estimated value was developed.

20. Are there other affected (surrounding) property owners who should or may be involved in the proposed district financing? Attach a map identifying their property locations and proximity to the subdivision, and affected facility items – provide anticipated share of costs.

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21. Do you desire bonds to be issued in accordance with the 1915 Bond Act or Mello-Roos Community Facilities Act, or some combination (or no preference)?

22. Does this subdivision intend to possess or do they possess other forms of City financing and/or assistance (e.g. single-family mortgage revenue bonds, multi-family mortgage revenue bonds, H/CD block grant, Section 8 assistance, etc.)? If so, briefly describe.

23. Identify previous names under which this subdivision/property has been known or processed by the City. List names and dates.

24. Has the landowner/developer and/or joint venture ever been a party to an abandoned, defaulted, and/or court-challenged assessment or community facilities district financing? If so, when, where, issue size, circumstances, and reasons.

25. Is the proposed development within the Moreno Valley Community Redevelopment Project Area?

26. Do you foresee any unusual requirements, problems, unique opportunities, etc. that may exist in the requested financing for your subdivision?

27. Do the facilities meet the City's policy for special district financing?