

After 6/24, materials can be found at:  
<http://portal.cityofsacramento.org/Finance/Public-Improvement-Financing/Documents>

# North Natomas Financing Plan 2016 Fee Update Summary Cost Changes and Adjustment Basis

## Cost Changes

<u>Program</u>	<u>2015</u>	<u>2016</u>	<u>% Change</u>
Public Facility Fee (PFF)	\$ 139,914,705	\$ 143,824,472	2.794%
Transit	\$ 14,615,670	\$ 15,124,149	3.479%
Public Facilities Land Acquisition	\$ 23,624,234	\$ 23,624,234	0.000%
Regional Park Land Acquisition	\$ 18,418,247	\$ 18,914,619	2.695%
	\$ 196,572,856	\$ 201,487,474	2.500%

## Adjustment Basis

<u>Program</u>	<u>Adjustment Type</u>	<u>Adjustment Basis</u>	<u>Effect on Fee Changes</u>	<u>Period</u>
PFF	Peer Review and CPI		Varies	March 2014 - March 2015
Transit	ENR CCI (1)		Uniform	March 2014 - March 2015
Public Facilities Land Acquisition	N/A		-	-
Regional Park Land Acquisition	CPI		Uniform	March 2014 - March 2015

## Notes:

1. The ENR CCI is applied to the fee only, not the facility costs. This is unlike other Programs. The fee revenue from the increased fee is allocated to the remaining land uses, in contrast to the increased cost being allocated by land use resulting in a fee.

# North Natomas Financing Plan 2016 Fee Update

## PFF Facility Cost Changes ("Schedule One" Changes)

Category	Remaining Cost			Adjustment Method/Cause
	2015	2016	% Change	
Bridges	\$ 9,923,760	\$ 10,269,007	3.479%	ENR CCI
Interchanges	\$ 7,353,241	\$ 6,567,837	-10.681%	ENR CCI, Debt Reduction
Overcrossings	\$ 23,400,000	\$ 24,214,084	3.479%	ENR CCI
Bikeways	\$ 4,638,162	\$ 4,799,523	3.479%	ENR CCI
Road Segments	\$ 38,898,223	\$ 38,785,049	-0.291%	ENR CCI, Completed Facilities
Freeway Landscaping	\$ 7,549,043	\$ 7,811,674	3.479%	ENR CCI
Signals	\$ 2,325,124	\$ 2,397,900	3.130%	ENR CCI, Completed Facility
Total Roadway Related	\$ 94,087,553	\$ 94,845,074	0.805%	
Public Facilities	\$ 26,929,131	\$ 26,820,455	-0.404%	CPI, Debt Reduction
Total All Facilities	\$ 121,016,684	\$ 121,665,529	0.536%	

**Factors:**

Completed Facilities, Field Inventory, Peer Reviews, ENR CCI adjustments, and CPI Adjustments on Public Facilities. Cal Trans, which was 9.93% was not used. Peer review and ENR CCI were more than 5% less.

**North Natomas Financing Plan  
2016 Fee Update**

**PFF Fee Change Calculation**

2016 Remaining Cost	\$	121,665,529
Plus PFF Credits	\$	38,286,587
Less Cash On Hand	\$	(20,442,379)
Plus Administration (3%)	\$	<u>4,314,734</u>
Total Revenue Requirement	\$	<u><u>143,824,472</u></u>
Revenue from 2008 Fees	\$	<u><u>139,914,705</u></u>
Change 2008 - 2014	\$	3,909,767
Change 2008 - 2014 %		<u><u>2.794%</u></u>

Note:

Procedure as required by the 2008 Nexus Update and First Amendment to the Development Agreement.

Table 1  
2016 North Natomas Development Impact Fees Update  
Comparison of Projected North Natomas Fee Revenue  
PFF, Transit, Public Facilities Land Acquisition & Reg. Park Land Acquisition Fees

Land Use [1]	Remaining Units/Acres	2015 Revenue		Proposed Fee		Revenue Difference		Percentage Difference	
		Fee	Revenue	Fee	Revenue				
<b>Residential</b>									
Rural Residential	-								
Low Density Residential	696	\$ 38,984	\$ 0	\$ 40,256	\$ 0	\$ 230,517	\$ 0	0.000%	
Medium Density Residential	2,508	\$ 9,434	\$ 23,659,876	\$ 9,665	\$ 24,239,798	\$ 579,922	\$ 267,684	2.451%	2.510%
High Density Residential	1,691	\$ 6,259	\$ 10,584,794	\$ 6,418	\$ 10,852,477	\$ 267,684	\$ 90,381	2.529%	2.529%
Age-Restricted Single-Family	360	\$ 11,576	\$ 4,167,314	\$ 11,827	\$ 4,257,696	\$ 90,381	\$ 88,348	2.169%	2.245%
Age-Restricted Apartments	921	\$ 4,273	\$ 3,935,344	\$ 4,369	\$ 4,023,692	\$ 88,348	\$ 0	2.245%	0.000%
Age-Restricted Cong. Care/Assisted Living	-	\$ 2,026	\$ 0	\$ 2,072	\$ 0	\$ 0	\$ 0	0.000%	2.439%
<b>Total Residential</b>	<b>6,176</b>		<b>\$ 51,531,159</b>		<b>\$ 52,788,011</b>		<b>\$ 1,256,852</b>		
<b>Nonresidential</b>									
Convenience Commercial	19.8	\$ 319,006	\$ 6,300,703	\$ 326,291	\$ 6,444,587	\$ 143,884	\$ 171,807	2.284%	2.475%
Community Commercial	35.4	\$ 196,175	\$ 6,942,943	\$ 201,029	\$ 7,114,750	\$ 171,807	\$ 71,833	2.351%	2.322%
Village Commercial	11.7	\$ 261,426	\$ 3,055,725	\$ 267,572	\$ 3,127,558	\$ 130,785	\$ 90,948	2.509%	2.531%
Transit Commercial	21.5	\$ 262,370	\$ 5,631,693	\$ 268,463	\$ 5,762,478	\$ 130,785	\$ 90,948	2.509%	2.531%
Highway Commercial	18.2	\$ 198,909	\$ 3,624,182	\$ 203,901	\$ 3,715,130	\$ 119,157	\$ 976,594	2.818%	2.676%
Regional Commercial	107.1	\$ 180,503	\$ 19,340,636	\$ 185,071	\$ 19,830,096	\$ 489,460	\$ 26,762	2.531%	2.532%
Office - EC 30	8.2	\$ 115,892	\$ 949,831	\$ 119,157	\$ 976,594	\$ 171,423	\$ 339,363	2.399%	2.327%
Office - EC 40	45.9	\$ 139,568	\$ 6,407,041	\$ 143,302	\$ 6,578,465	\$ 171,423	\$ 216,828	2.232%	0.000%
Office/Hospital - EC 50	316.7	\$ 158,460	\$ 50,179,348	\$ 162,640	\$ 51,502,886	\$ 1,323,538	\$ 26,251	2.232%	2.532%
Office - EC 65	72.5	\$ 195,045	\$ 14,147,309	\$ 199,724	\$ 14,486,672	\$ 339,363	\$ 26,251	2.232%	2.532%
Office - EC 80	41.4	\$ 225,273	\$ 9,318,399	\$ 230,515	\$ 9,535,228	\$ 216,828	\$ 26,251	2.232%	2.532%
Light Industrial	14.5	\$ 81,110	\$ 1,176,272	\$ 82,920	\$ 1,202,523	\$ 26,251	\$ 0	0.000%	2.532%
Age-Restricted Conv. Care/Skilled Nursing	-	\$ 79,022	\$ 0	\$ 80,889	\$ 0	\$ 0	\$ 0	0.000%	2.532%
Arena	-	-	-	-	-	-	-	-	2.522%
Stadium	100.5	\$ 178,782	\$ 17,967,613	\$ 183,308	\$ 18,422,495	\$ 454,882	\$ 3,657,766	2.522%	2.500%
<b>Total Nonresidential</b>	<b>813.3</b>		<b>\$ 145,041,697</b>		<b>\$ 148,699,463</b>		<b>\$ 3,657,766</b>		
<b>TOTAL</b>			<b>\$ 196,572,856</b>		<b>\$ 201,487,474</b>		<b>\$ 4,914,618</b>		

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Source: City of Sacramento and EPS

[1] Fee revenue estimated using cost allocation land uses; not all fee land uses are shown.

Table 2  
2016 North Natomas Development Impact Fees Update  
PFF Fee Comparison

Land Use	2015 Fee	Proposed Fee	Difference	Percentage Difference
<b>Single-Family</b>				
Rural Residential	\$ 20,794	<i>per dwelling unit</i> \$ 22,066	\$ 1,272	6.1%
Lot Size > 5,000 Sq. Ft.	\$ 7,919	\$ 8,177	\$ 258	3.3%
Lot Size 3,250 Sq. Ft.-5,000 Sq. Ft.	\$ 6,934	\$ 7,153	\$ 220	3.2%
Lot Size < 3,250 Sq. Ft.	\$ 5,949	\$ 6,130	\$ 181	3.0%
Age-Restricted Single-Family	\$ 5,567	\$ 5,741	\$ 173	3.1%
<b>Multifamily</b>				
8-12 Units per Acre	\$ 5,949	\$ 6,130	\$ 181	3.0%
12-18 Units per Acre	\$ 5,223	\$ 5,379	\$ 155	3.0%
>18 Units per Acre	\$ 4,498	\$ 4,628	\$ 130	2.9%
Age-Restricted Apartments	\$ 2,690	\$ 2,763	\$ 74	2.7%
Age-Restricted Cong. Care	\$ 1,188	\$ 1,223	\$ 35	2.9%
<b>Nonresidential</b>				
		<i>per acre</i>		
Convenience Commercial	\$ 251,581	\$ 257,261	\$ 5,680	2.3%
Community Commercial	\$ 145,927	\$ 149,775	\$ 3,847	2.6%
Village Commercial	\$ 202,056	\$ 206,877	\$ 4,821	2.4%
Transit Commercial	\$ 203,000	\$ 207,769	\$ 4,769	2.3%
Highway Commercial	\$ 148,127	\$ 152,093	\$ 3,966	2.7%
Regional Commercial	\$ 132,406	\$ 136,042	\$ 3,636	2.7%
EC Commercial	\$ 145,927	\$ 149,775	\$ 3,847	2.6%
Office - EC 30	\$ 76,920	\$ 79,570	\$ 2,651	3.4%
Office - EC 40	\$ 97,911	\$ 100,937	\$ 3,026	3.1%
Office/Hospital - EC 50	\$ 114,657	\$ 118,054	\$ 3,397	3.0%
Office - EC 65	\$ 147,484	\$ 151,249	\$ 3,765	2.6%
Office - EC 80	\$ 174,491	\$ 178,707	\$ 4,216	2.4%
Light Industrial w/<20% Office	\$ 45,896	\$ 47,222	\$ 1,326	2.9%
Light Industrial w/20%-50% Office	\$ 55,203	\$ 56,927	\$ 1,723	3.1%
Age-Restricted Conv. Care/Skilled Nursing	\$ 43,291	\$ 44,656	\$ 1,365	3.2%
Arena	\$ 0	\$ 0	\$ 0	0.0%
Stadium	\$ 135,751	\$ 139,275	\$ 3,524	2.6%

pff comp

Source: City of Sacramento and EPS