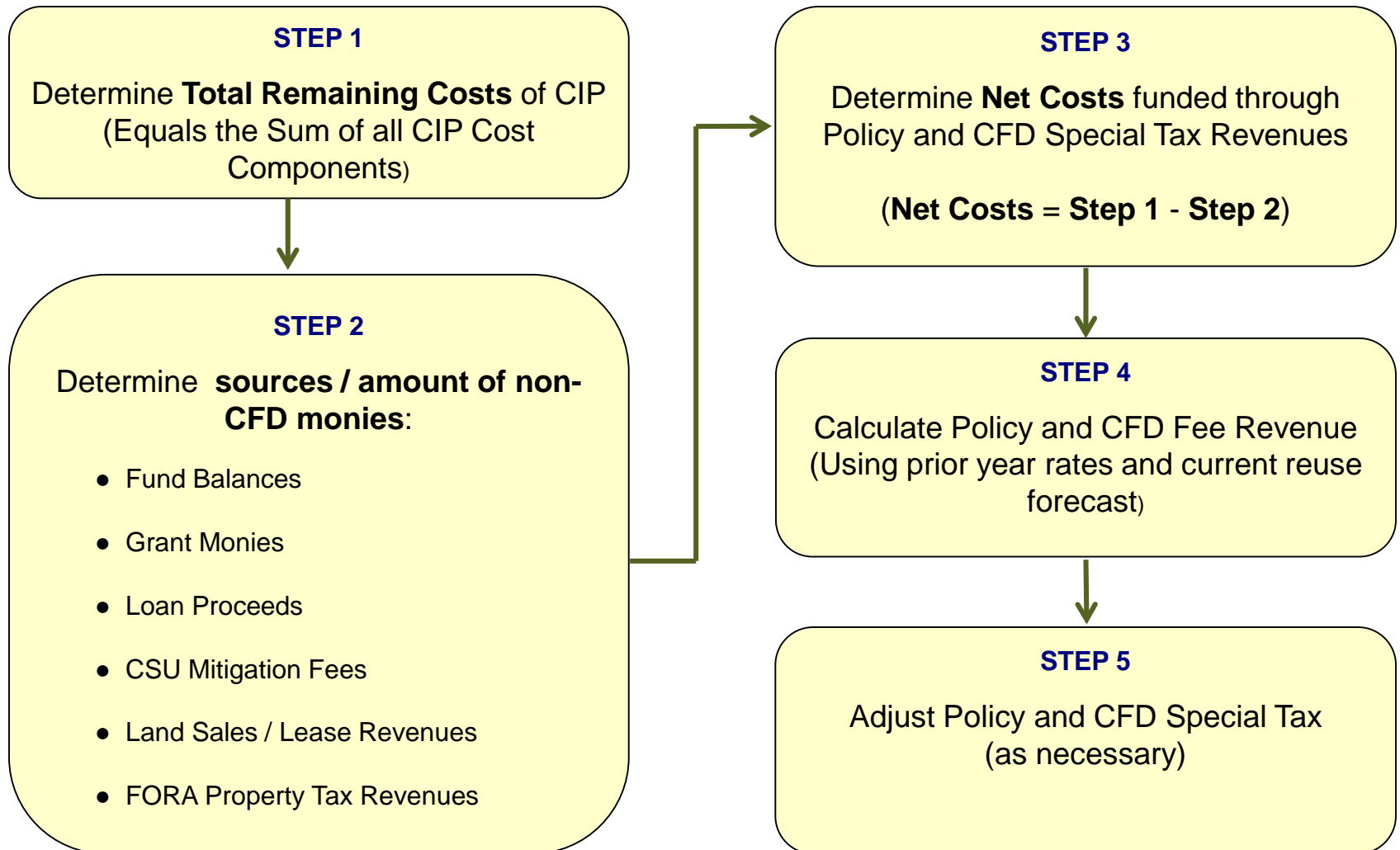


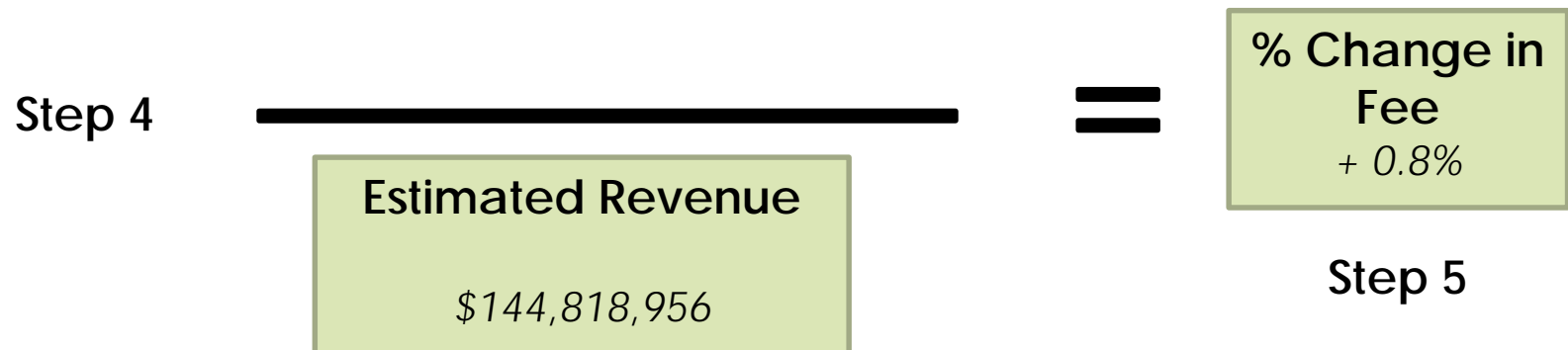
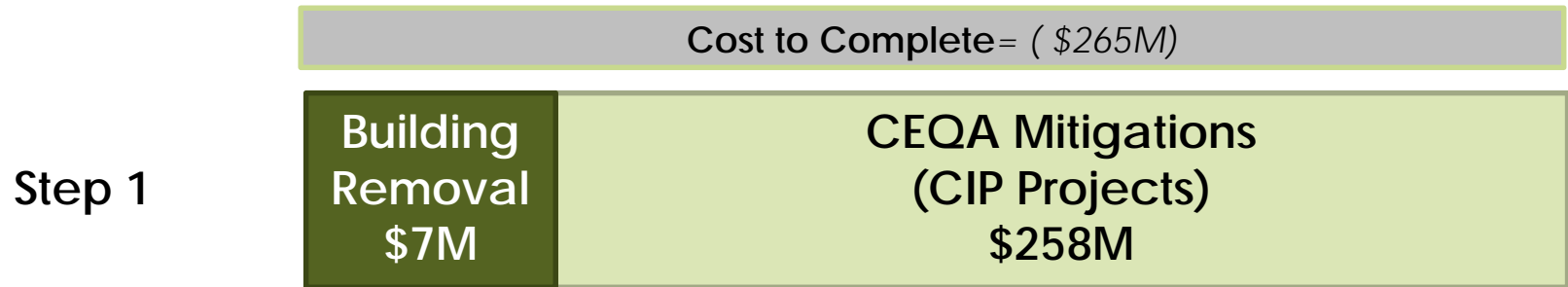
Capital Improvement Program

*Peter Said
Project Manager*

- On August 29, 2012, the FORA Board adopted a formulaic approach to establish the FORA Development Fee and CFD special tax rates
- FORA conducts CFD/Development Fee reviews every two years or when a material change to the FORA CIP occurs
 - Fee has decreased since 2012 implementation
 - From \$44K, Today it is \$24K

Background - Process





Key Assumptions

1. Jurisdiction Forecasts (*fluctuate yearly*)
 - a) Development
 - b) Land Sales
2. Construction Cost Index (CCI) **3.9%** on 2017-2018 forecasted CIP costs
3. Building Removal Administration stops at obligation completion (2020)
4. Property Tax collected in arrears
5. Caretaker Cost (funded by Property Tax) spent in arrears

Biennial Study Results

**Table 1-1
FORA Biennial CIP Review
CFD Special Tax Options**

Land Use	Basis	Development Fee Policy/CFD Special Tax			
		Existing Rate [1]	Preliminary Adjusted Rate	Difference	Percentage Change
		<i>July 1, 2016</i>	<i>May 24, 2017</i>		
New Residential	per du	\$23,655	\$23,837	\$182	0.80%
Existing Residential	per du	\$7,108	\$7,163	\$55	0.80%
Office & Industrial	per acre	\$3,103	\$3,127	\$24	0.80%
Retail	per acre	\$63,939	\$64,432	\$493	0.80%
Hotel	per room	\$5,274	\$5,315	\$41	0.80%

Approve Resolution 17-xx to implement a Community Facilities District (CFD) Special Tax and Base-wide Development Fee adjustment

Difference/Delta (Δ) between the CCI (3.9%) and the Recommendation (0.8%) ?

0.8% increase (\$182 pdu) is the result of the formulaic approach.

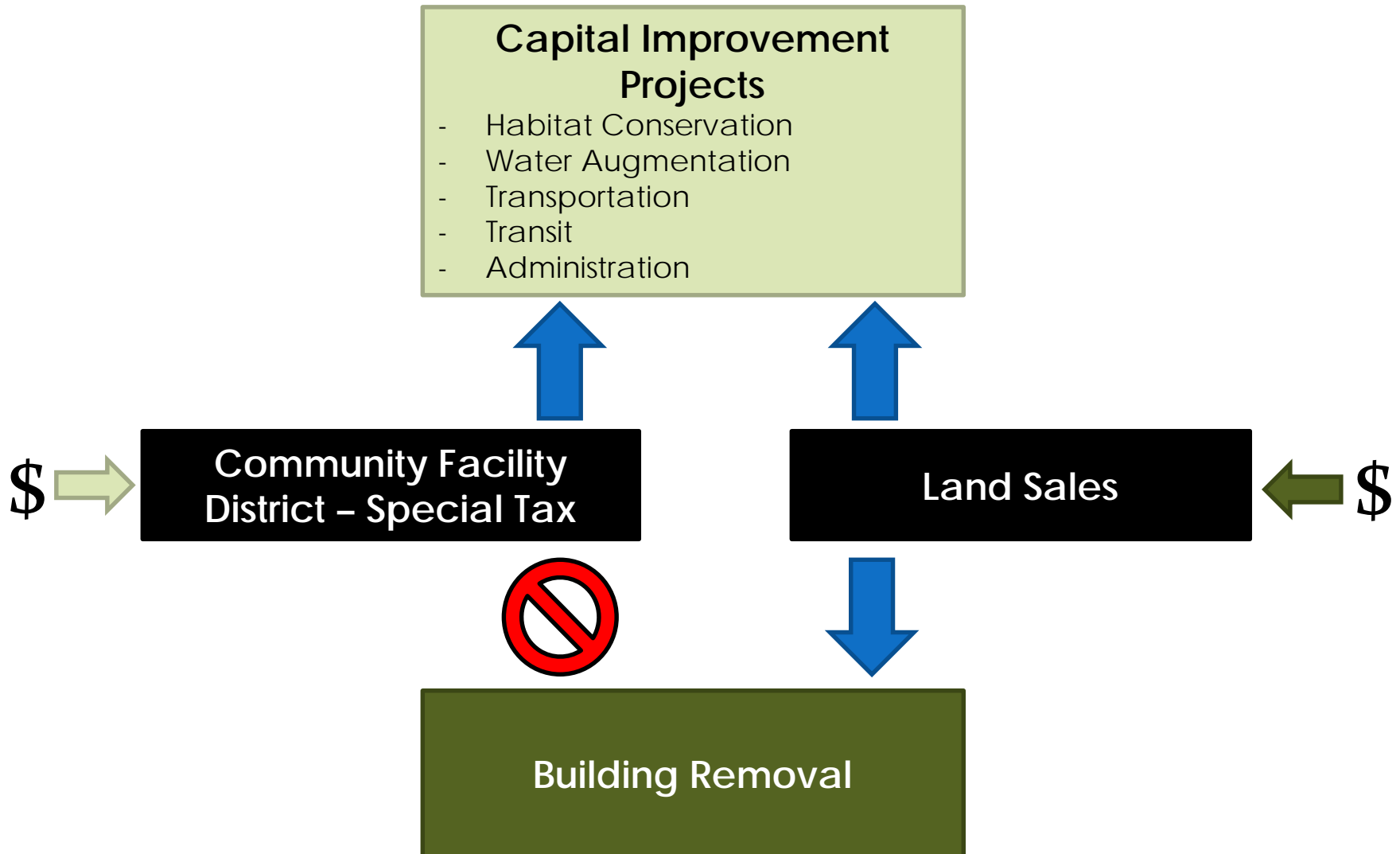
CFD automatically indexes by the CCI on July 1st, if the board takes no action.

Questions?

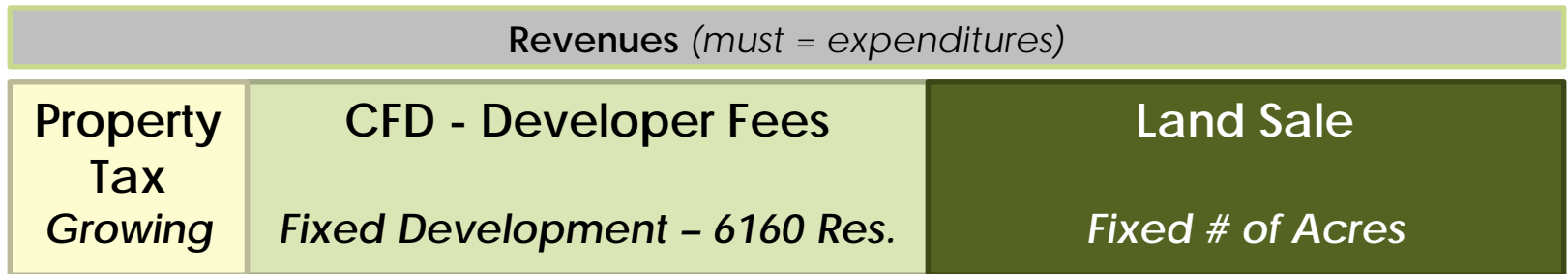
Second Vote: Approve Option B 'fund local transportation projects first' & Accept the 2017 FORA Fee Reallocation Study.

Approve Resolution 17-xx to implement a Community Facilities District (CFD) Special Tax and Base-wide Development Fee adjustment

Fund Movement



CFD Sensitivity



Funding GAP = Obligation Increase

