

FORT ORD REUSE AUTHORITY

100 12TH STREET, BUILDING 2880

MARINA, CA 94938

WWW.FORA.ORG



CAPITAL IMPROVEMENT PROGRAM

FISCAL YEAR 2007/08 THROUGH 2021/22

FORA Board Approved June 8, 2007

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I. EXECUTIVE SUMMARY

1) Overview

This Fort Ord Reuse Authority ("FORA") Capital Improvement Program ("CIP") is responsive to the capital improvement obligations defined under the Fort Ord Base Reuse Plan ("BRP") as adopted by the FORA Board in June 1997. The BRP carries a series of mitigative project obligations defined in Appendix B of that plan as the Public Facilities Implementation Plan ("PFIP"). The PFIP, which serves as the baseline CIP for the reuse plan, is re-visited annually by the FORA Board to assure that required projects are implemented in a timely way to meet development needs. The PFIP was developed as a capital improvement program spanning a twenty-year development horizon (1996-2015) and was based upon the best at-the-time forecasts of expected development.

The current CIP document (FY 2007/08 – FY 2021/22) has been updated with the most current forecasts of development anticipated by the FORA land use jurisdictions. The new forecasts are enumerated in the CIP Appendix B, Table 4. Based upon this updated information, capital project "placement in time" has been compared with last year's programming, with minor adjustments having been made. The reader's attention is directed to Tables 2 and 3, wherein obligatory CIP projects are currently forecast.

It is noted that FORA is scheduled, by State law, to sunset in 2014 (or when 80% of the BRP has been implemented, whichever occurs first), which will occur prior to the end of this CIP time horizon (FY 2007/08 – FY 2021/22). Therefore, the revenues and obligations herein will be allocated accordingly to jurisdictions under the Local Agency Formation Commission process for the dissolution of FORA.

2) Periodic CIP Review and Reprogramming

Due to the nature of development forecasting, it is certain that today's best forecasts of development timing and patterns will differ from reality. Recognizing this, the BRP requires the FORA Board to periodically review and revise its CIP to reflect development realities to assure that the adopted mitigation projects are implemented in the best possible sequence with development needs. A protocol for the review and reprogramming of the CIP was approved by the FORA Board on June 8, 2001. Appendix A, herein, defines the process whereby FORA and its Member Agencies comprehensively review development timing and patterns to assure proper implementation of the BRP mitigation projects. The Board is asked to approve this CIP (FY 2007/08 – FY 2021/22) as revised, via the review protocol. That approval will affirm project priorities of the CIP.

3) CIP Costs

The costs assigned to the various elements of the CIP were originally estimated in May 1995 and published in the draft 1996 BRP. This current CIP has inflated costs to January 2007, applying the Engineering News Record ("ENR") Construction Cost Index ("CCI") to account for inflation. This continues to be a routine procedure each year.

4) CIP Revenues

The primary sources of revenue anticipated to cover the costs of obligatory CIP projects are developer fees and land sale (and lease) proceeds. These primary sources can be augmented by tax increment revenue. The current FORA developer fee policy has been structured to accommodate CIP costs of Transportation/Transit

projects, Habitat Management obligations, Water Augmentation, Storm Drainage System improvements and Fire Fighting Enhancement improvements. The developer fee policy adopted by the Board in 1999 was implemented by the formation of the FORA Basewide Community Facilities District ("CFD"). The CFD is structured to allow annual inflation adjustments to account for cost escalation, with an annual cap of 5%. Land sale (and lease) proceeds are earmarked to cover costs associated with the Building Removal Program.

Appendix B herein contains a tabulation of the proposed developments with their corresponding fee and land sale revenue forecasts. Obligatory capital project costs are balanced against the forecasted revenues as depicted in Table 3 of this document.

5) Projects Accomplished to Date

FORA has been actively implementing capital improvement projects since 1995. As of this writing, FORA has successfully advanced approximately \$53M in capital improvements. \$46M, predominantly funded by the grants received from the US Department of Commerce, Economic Development Administration ("EDA") and a FORA bond issue, has applied directly against FORA obligations. The \$7M difference funded capital improvements instrumental to base reuse, such as improvements to the water and wastewater systems. In addition to the \$53M in capital improvements, \$5M has been expended against habitat, fire fighting enhancement and water augmentation obligations.

Section III herein provides additional detail regarding how a number of already-funded projects have been credited as offsets against the FORA basewide obligations. The sources of funds utilized to date include grants, FORA Member contributions, FORA bond proceeds and developer fees. As developer fees, land sale proceeds and other revenues are collected and employed to offset obligations, use of these funds will continue to be enumerated in Table 1 as obligation offsets.

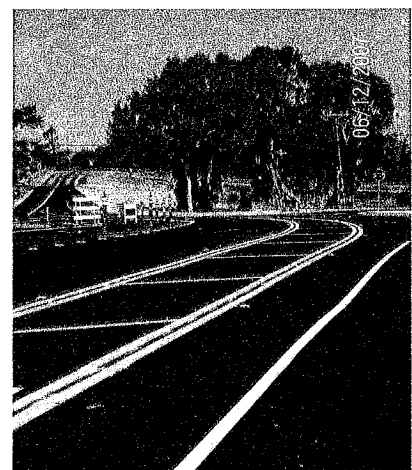
II. OBLIGATORY PROGRAM OF PROJECTS – DESCRIPTION OF CIP ELEMENTS

As noted in the Executive Summary, the obligatory elements of the BRP CIP include Transportation/Transit, Water Augmentation, Storm Drainage, Habitat Management, Fire Fighting Enhancement and Building Removal. The first five elements noted are to be funded by developer fees. Land sale (and lease) proceeds are earmarked to fund the Building Removal Program. Summary descriptions of each element of the BRP CIP follow.

a) Transportation/Transit Elements

Transportation

During the preparation of the BRP and the associated Final Environmental Impact Report ("FEIR"), the Transportation Agency for Monterey County ("TAMC") undertook a regional study (The Fort Ord Regional Transportation Study, July 1997) to assess Fort Ord development impacts on the study area (North Monterey County) transportation network. When the BRP and accompanying FEIR were adopted by the Board, the transportation and transit obligations as defined by the TAMC Study were also adopted as mitigations to the development under the BRP. The FORA Board subsequently included the Transportation/Transit element (obligation) as a requisite cost component of the adopted CFD.



Coe Avenue intersection with General Jim Moore Boulevard – Phase III

As implementation of the BRP continued, it became timely to coordinate with TAMC for a review and reallocation of the FORA financial contributions that appear on the list of transportation projects for which FORA has an obligation.

Toward that goal and following Board action directing staff to coordinate a work program with TAMC, FORA and TAMC entered into a cooperative agreement to move forward with the re-evaluation work. TAMC, working in concert with the Association of Monterey Bay Area Governments ("AMBAG"), has since completed its work program with FORA. TAMC's recommendations are enumerated in the "FORA Fee Reallocation Study" dated April 8, 2005; the date the FORA Board of Directors approved the study for inclusion in the FORA CIP. The complete study can be found online at www.fora.org, under the Documents menu.

FORA's work with TAMC and AMBAG has resulted in the refined list of FORA transportation obligations that are synchronous with the TAMC Regional Transportation Plan ("RTP"). Figure 1 illustrates the refined FORA transportation obligations that are further defined in Table 1.

Transit

The transit obligations enumerated in Table 1 herein remain unchanged from the 1997 TAMC Study and adopted BRP. However, it is noted that current long range planning by TAMC and Monterey-Salinas Transit ("MST") reflect an alternative route to the multi-modal corridor than denoted in the BRP. The BRP currently provides for a multi-modal corridor along the Imjin Parkway/Blanco Road corridor serving to and from the Salinas area to the TAMC/MST intermodal center planned in the University Village area in the City of Marina portion of the former Fort Ord.

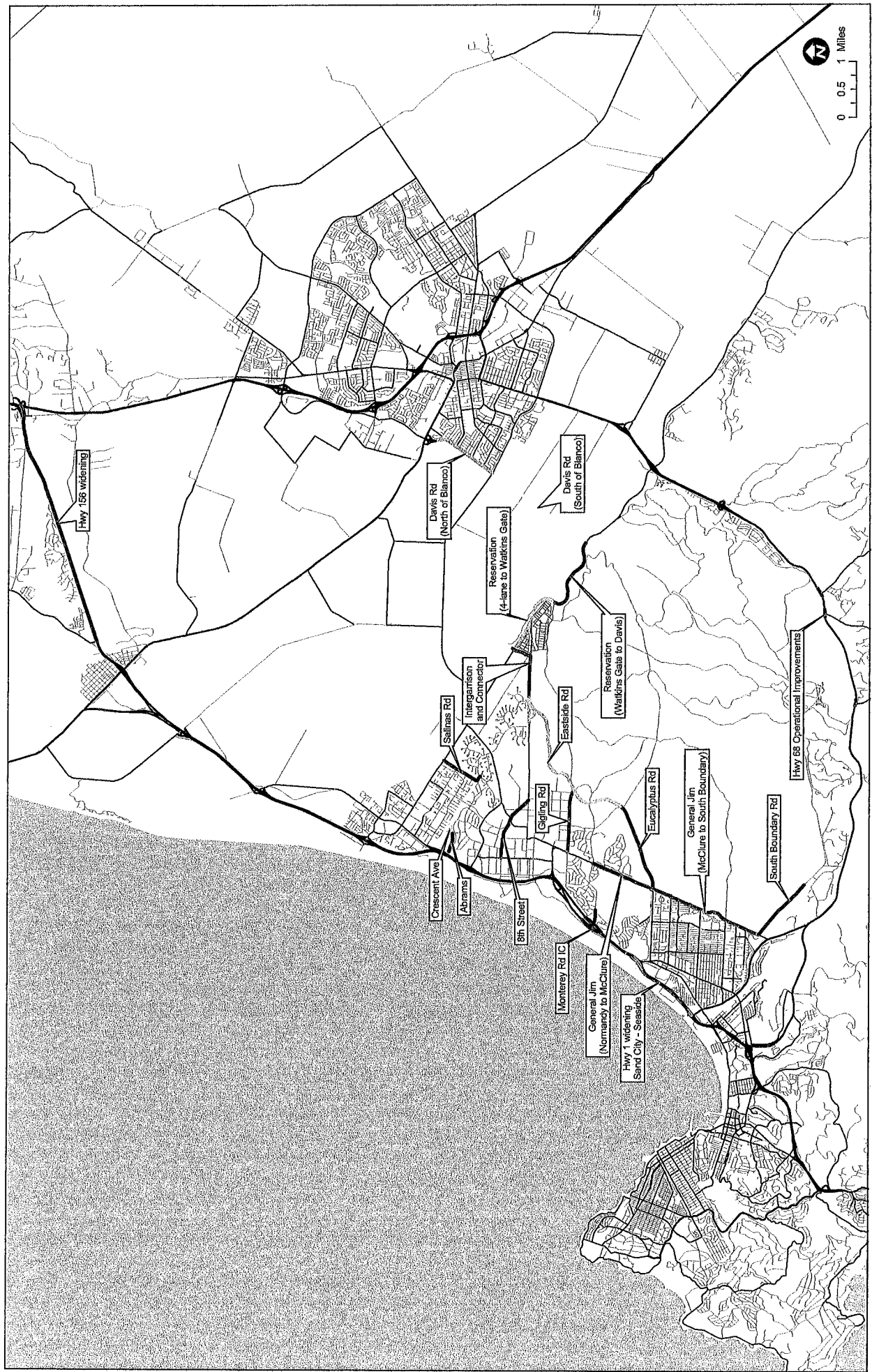
Current long range planning for transit service focuses on the alternative Intergarrison/Reservation/Davis Roads corridor to fulfill transit service needs between the Salinas area and the proposed intermodal center in the University Village area.

A series of stakeholder meetings have been conducted over this past fiscal year to advance adjustments and refinements to the proposed multi-modal corridor plan-line. Stakeholders include, but are not limited to, TAMC, MST, FORA, City of Marina, Monterey County, California State University Monterey Bay ("CSUMB"), University of California Monterey Bay Education, Science and Technology Center ("UCMBEST") and Golden Gate University ("GGU"). Ultimately, agreements among the stakeholders will be advanced to the policy level for consideration and endorsement for any adjustments that may be made to the multi-modal corridor in the BRP.

Lead Agency Status

FORA has served as lead agency in accomplishing the design, environmental approval and construction activities for all capital improvements considered as basewide obligations under the BRP and this CIP. As land transfers continue and development gains momentum, certain basewide capital improvements will be advanced by the land use jurisdictions and/or their developers.

As of this writing, reimbursement agreements are in place with Monterey County and the City of Marina for several requisite transportation projects. Other like agreements will be structured as development projects are implemented and those agreements will be noted for the record herein.



b) Water Augmentation

The BRP identifies availability of water as its primary resource constraint. The density of development anticipated by the BRP utilizes the total available groundwater supply of 6,600 acre-feet per year ("AFY"), as described in the BRP, Appendix B (PFIP section p 3-63). In addition to the groundwater supply, the adopted BRP requires an augmentation of an estimated 2,400 AFY to achieve the development level permitted by the BRP. This is reflected and summarized within the BRP, Volume 3, in figure PFIP 2-7.

FORA worked with Marina Coast Water District ("MCWD") to implement the most appropriate water augmentation program with which to proceed. Following a comprehensive two-year process of evaluating potential viable options for a water augmentation program, the MCWD Board of Directors certified, in October 2004, a program level Environmental Impact Report ("EIR") that analyzed three potential augmentation projects. The projects included a desalination project, a recycled water project and a hybrid project (containing components of both recycled water and desalination water projects). The EIR is available for review on the Internet at www.mcwd.org (under the Engineering tab).

In June 2005, MCWD staff and consultants, working in concert with the FORA staff and Administrative Committee, recommended the hybrid project to the FORA and MCWD Boards of Directors. Additionally, FORA staff recommended increasing the CIP earmark for the water augmentation program from its then indexed value of approximately \$20M to approximately \$37M, which essentially removed \$17M from the MCWD capital improvement program.

The FORA and MCWD Boards of Directors approved the recommendations discussed above, and MCWD has moved forward with implementation during the past two fiscal years. MCWD continues to anticipate having the first phase of the hybrid project (recycled water) online in 2008. Additionally, MCWD expects the second phase (the desalinated water component) to be online in 2009. See Appendix C herein for more information on project scheduling and financing.

c) Storm Drainage System Projects

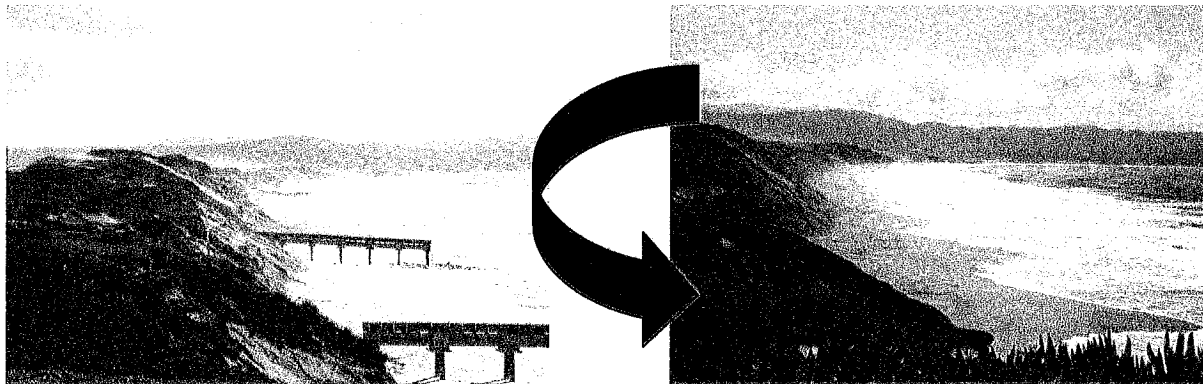
The adopted BRP recognized the need to eliminate the discharge of storm water runoff from the former Fort Ord to the Monterey Bay National Marine Sanctuary ("Sanctuary"). In addition, the BRP FEIR specifically addressed the need to remove the four storm water outfalls that discharged storm water runoff to the Sanctuary.

Section 4.5 of the FEIR, Hydrology and Water Quality, contains the following obligatory Conservation Element Program:

"Hydrology and Water Quality Policy, C-6: In support of Monterey Bay's National Marine Sanctuary designation, the City/County shall support all actions required to ensure that the bay and inter-tidal environment will not be adversely affected, even if such actions should exceed state and federal water quality requirements."

"Program C-6.1: The City/County shall work closely with other Fort Ord jurisdictions and the (California Department of Parks and Recreation) to develop and implement a plan for storm water disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of storm water into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural land forms and restore habitat values."

With these programs/policies in mind, FORA and the City of Seaside, as co-applicants, secured EDA Grants to advance the design and construction of alternative disposal (retention) systems for storm water runoff that allowed for the removal of the outfalls. FORA advanced to the construction and demolition project, with the work having been completed as of January 2004. Table 3 herein therefore reflects this obligation as having been met.



Storm Drain Site – Before and After

d) Habitat Management Requirements

Appendix A, Volume 2 of the BRP contains the Habitat Management Program (“HMP”) Implementation Management Agreement. This Management Agreement defines the respective rights and obligations of FORA, its Member Agencies, California State University and the University of California with respect to the implementation of the HMP.

Subject to final approval by the U.S. Fish and Wildlife Service (“USFWS”) and the California Department of Fish and Game (“CDFG”), FORA’s Habitat Management funding obligations were previously listed in the following form:

1. A \$1.5M upfront funding (comprised of \$1.3M in borrowed funds and \$200K in secured funds) for initial management, planning and capital costs, serves as a down payment on an endowment fund, the earnings on which will allow for required habitat management activities on the habitat parcels that have already transferred.
2. Additionally, as development has taken place and developer fees paid, \$1 out of every \$4 collected have been earmarked to build a total endowment of principal funds necessary to produce an annual income sufficient to carry out required habitat management responsibilities in perpetuity. The original estimate was developed by an independent consultant retained by FORA and totaled \$6.3M.

The financing plan is predicated on an earnings rate assumption acceptable to USFWS and CDFG for endowments of this kind, and economies of scale provided by unified management of FORA’s habitat lands by qualified non-profit habitat managers. FORA will be securing the services of the appropriately experienced habitat manager(s) via a formal selection process.

It is noted that FORA will not control expenditure of the annual line items, but merely fund the endowment, and the initial and capital costs, to the agreed upon levels.

Based upon recent conversations with the regulatory agencies, it has become apparent that the Habitat Management obligations will likely increase beyond the costs noted above. Therefore, this document contains a \pm \$13M line item of forecasted requisite expenditures. USFWS and CDFG are the final arbiters as to what the final endowment amount will be, with input from FORA and its contractors/consultants. It is expected that the final endowment amount will be agreed upon in the upcoming fiscal year.

e) Fire Fighting Enhancement Requirements

In July 2003, the FORA Board authorized FORA to lease-purchase five pieces of fire fighting equipment, including four fire engines and one water tender. The equipment recipients include the Cities of Marina, Monterey and Seaside, the Ord Military Community Fire Department and the Salinas Rural Fire Department.

This lease purchasing of equipment accommodates FORA's capital obligations under the BRP to enhance the fire fighting capabilities on the former Fort Ord in response to the proposed development. The lease payments began July 2004, and are projected to be paid through 2013/14. Once the lease payments, funded by developer fees, have been satisfied, FORA's obligation for fire fighting enhancement will have been fully met.



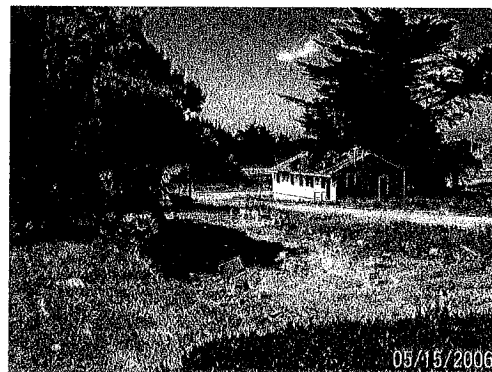
Fire engines received by Fire Departments in the Cities of Marina, Monterey and Seaside and the Ord Military Community were utilized during the Parker Flats habitat burn in 2005

f) Building Removal Program

The BRP includes, as a basewide obligation, the removal of non-usable building stock to make way for redevelopment in certain portions of the former Fort Ord. Building removal is funded from land sale revenues and/or credited against land sale valuation. Two Memorandums of Agreement ("MOA") have been finalized for these purposes, as described below.

In February 2006 FORA entered into an MOA with Monterey County, the Monterey County Redevelopment Agency and East Garrison Partners ("EGP"). In this MOA, EGP agreed to undertake FORA's responsibility for removal of certain buildings in the East Garrison specific plan area. In return, EGP will receive a credit of \$2,177,000 for East Garrison building removal, plus interest, against FORA's portion of the land sale proceeds for the East Garrison project, which FORA expects to receive in FY 2011/2012. If a five percent bank interest rate were factored, the total cost for East Garrison building removal would be approximately \$2,778,465 in 2011. EGP expects to complete the building removal by the end of 2007.

Additionally, in August 2005 FORA entered into an MOA with the City of Marina Redevelopment Agency and Marina Community Partners ("MCP"), which assigned FORA \$46M in building removal costs within the University Village project area and assigned MCP the responsibility for the actual removal. The MOA identifies FORA's future land sale proceeds as the principal revenue source for reimbursement, from FORA to MCP, as detailed in the building removal and payment schedule attached to the Agreement. Revenue and expenditure details are also included in Table 3 of this CIP document.



Building removal at the Imjin Office Park site

In both of these agreements, the hierarchy of building reuse is observed, which is the FORA Board policy that prioritizes the most efficient reuse of obsolete buildings by focusing on the concepts of renovation and reuse in place; relocation and renovation; deconstruction and reuse of building materials; and, mechanical demolition with aggressive recycling.

FORA's remaining building removal obligations include the former Fort Ord stockade within the City of Marina (\pm \$2.3M) and buildings in the City of Seaside's Surplus II area (\pm \$4.1M). FORA will continue to work closely with the Cities of Marina and Seaside to keep opportunities for development open as new specific plans are prepared for those areas.

g) Water and Wastewater Collection Systems

Following a competitive selection process in 1997, the FORA Board approved MCWD as the purveyor to own and operate the water and wastewater collection systems on the former Fort Ord. By agreement with FORA, MCWD is tasked to assure that a Water and Wastewater Collection Systems Capital Improvement Program is in place and implemented to accommodate repair, replacement and expansion of the systems. To provide uninterrupted service to existing customers and to track with system expansion to keep pace with proposed development, MCWD and FORA staff continue to coordinate system(s) needs with respect to anticipated development.

MCWD is fully engaged in the FORA CIP process, and adjusts its program for the noted systems to be coincident with the FORA CIP.

The FORA Board, by its action in 1997, also established a Water and Wastewater Oversight Committee ("WWOC"), which serves in an advisory capacity to the Board. A primary function of the WWOC is to meet and confer with MCWD staff in the development of operating and capital budgets and the corresponding customer rate structures. Annually at budget time, the WWOC and FORA staffs prepare recommended actions for the Board's consideration with respect to budget and rate approvals. This process provides the proper tracking mechanism to assure that improvements to, and expansion of, the systems are in sequence with development needs on the former Fort Ord.

Capital improvements for system(s) operations and improvements are funded by customer rates, fees and charges. The capital improvements for the system(s) are approved on an annual basis by the MCWD Board and the FORA Board as outlined above. Therefore, the water and wastewater capital improvements are not duplicated in this document.

III. FY 2007/08 THROUGH 2021/22 CAPITAL IMPROVEMENT PROGRAM

a) Background Information/Summary Tables

This Section III provides summary tables of the FORA obligations under the BRP. More particularly, Table 1, entitled "CIP Obligatory Offsets" graphically depicts the current fiscal offsets of completed projects that have reduced the BRP obligations.

Since 1995, FORA has advanced approximately \$58M in capital projects and BRP obligations. These projects have been funded predominantly by EDA grants, bond proceeds and developer fees. The developer fees now

being collected are transitioning to the forefront as the primary funding source for FORA to continue meeting its mitigation obligations under the BRP. Table 1 includes fiscal offsets inclusive of not only completed projects, but also funded projects to-be-completed during the course of the next fiscal year. The Table 1 footnotes detail the source of funds (e.g. grants, developer fees) that have been secured to enable project implementation and offsetting of costs.

As previously noted, the work concluded by TAMC and AMBAG has resulted in modifications of the transportation obligations, for consistency with current transportation planning at the regional level. Table 2 details the current TAMC recommendations that are compatible with the RTP, and “time places” the obligations over the CIP time horizon.

A summary of the CIP project elements and their forecasted costs and revenues are presented in Table 3. Annual updates of the CIP will continue to contain like summaries and will account for funding received and applied against required projects.

CAPITAL IMPROVEMENT PROGRAM - OBLIGATORY PROJECT OFFSETS AND REMAINING OBLIGATIONS

Project #	Project Title	Project Limits	TAMC Reallocation Study 2005 TOTAL COST	FORA PORTION	FORA Offsets 2005-2007	FORA Remaining Obligation Inflated
Regional Improvements						
R3	Hwy 1-Seaside Sand City	Widen highway 1 from 4 lanes to 6 lanes from Fremont Avenue Interchange south to the Del Monte Interchange	45,000,000	15,282,245		17,651,009
R10	Hwy 1-Monterey Rd. Interchange	Construct new interchange at Monterey Road	19,100,000	2,496,648		2,883,631
R11	Hwy 156-Freeway Upgrade	Widen existing highway to 4 lanes and upgrade highway to freeway status with appropriate interchanges. Interchange modification as needed at US 156 and 101	197,000,000	7,092,169		8,191,463
R12	Hwy 68 Operational Improvements	Operational Improvements at San Benancio, Laureles Grade and at Corral De Tierra including left turn lanes and improved signal timing	9,876,000	223,660		258,328
	Subtotal Regional		270,976,000	25,094,722	-	28,984,430
Off-Site Improvements						
1	Davis Rd n/o Blanco	Widen to 4 lanes from the SR 183 bridge to Blanco	3,151,000	506,958		585,537
2B	Davis Rd s/o Blanco	Widen to 4 lanes from Blanco to Reservation; Build 4 lane bridge over Salinas River	22,555,000	8,654,502	246,054	9,742,769
4D	Widen Reservation-4 lanes to WG	Widen to 4 lanes from existing 4 lane section East Garrison Gate to Watkins Gate	10,100,000	3,813,916		4,405,077
4E	Widen Reservation, WG to Davis	Widen to 4 lanes from Watkins Gate to Davis Rd	5,500,000	2,216,321		2,559,853
8	Crescent Ave extend to Abrams	Extend existing Crescent Court Southerly to join proposed Abrams Dr (FO2)	906,948	906,948		1,047,526
	Subtotal Off-Site		42,212,948	16,098,645	246,054	18,340,763
On-Site Improvements						
FO2	Abrams	Construct a new 2-lane arterial from intersection with 2nd Ave easterly to intersection with Crescent Court extension	759,569	759,569		877,303
FO5	8th Street	Upgrade/construct new 2-lane arterial from 2nd Ave to Intergration Rd	4,340,000	4,340,000		5,012,705
FO6	Intergration	Upgrade to a 4-lane arterial from Eastside Rd to Reservation	4,260,000	4,260,000		4,920,304
FO7	Gigling	Upgrade/Construct new 4-lane arterial from General Jim Moore Blvd easterly to Eastside Rd	5,722,640	5,722,640		6,609,655
FO9B (Ph-II)	GJM Blvd-Normandy to McClure	Widen from 2 to 4 lanes from Normandy Rd to McClure			6,386,304	-
FO9B (Ph-III) [1]	GJM Blvd-s/o McClure to s/o Coe	Widen from 2 to 4 lanes from McClure to Coe			3,860,219	
FO9C	GJM Blvd-s/o Coe to S Boundary	Widen from 2 to 4 lanes from s/o Coe to South Boundary Rd	24,065,000	24,065,000		16,818,419.79
FO11	Salinas Ave	Construct new 2 lane arterial from Reservation Rd southerly to Abrams Dr	3,038,276	3,038,276		3,509,212
FO12	Eucalyptus Rd	Upgrade to 2 lane collector from General Jim Moore Blvd to Eastside Rd to Parker Flats cut-off	5,800,000	5,800,000	469,690	6,174,406
FO13B	Eastside Rd (New alignment)	Construct new 2 lane arterial from Eucalyptus Rd to Parker Flats cut-off to Schoonover Dr	12,536,370	12,536,370		14,479,521
FO14	S Boundary Road Upgrade	Upgrade to a 2 lane arterial, along existing alignment from General Jim Moore Blvd to York Rd	2,515,064	2,515,064		2,904,902
	Subtotal On-Site		63,036,919	63,036,919	10,716,213	61,306,427
Transportation Totals			376,225,867	104,230,286	10,962,267	108,631,621
[1] Remaining construction may be phased in future CIP documents based on available funds and habitat/environmental clearance.						
Transit Capital Improvements						
T3	Transit Vehicle Purchase/Replace	15 busses	15,000,000	6,298,254	311,056	6,954,413
T22	Intermodal Centers	(PFIP T-31) Includes 3 elements: 1. Intermodal Transportation Center @ 1st Avenue South of 8th Street 2. Park and Ride Facility @ 12th Street and Imjin, and 3. Park and Ride Facility @ 8th Street and Gigling	3,800,000	4,786,673		5,528,612
	Transit Totals		18,800,000	11,084,926	311,056	12,483,025
Transportation/Transit Totals			395,025,867	115,315,212	11,273,323	121,114,645
Previous Offsets 1995 - 2004						
1. Transportation/Transit - TAMC Study 1995						
FORA offsets against obligations for transportation/transit network per 1995 TAMC Study from 1995-2004. Funded by EDA grant funds, revenue bond proceeds, development fees.						
2. Storm Drainage System						
Retain/Percolate stormwater, eliminate discharge of stormwater to Monterey Bay Sanctuary. Project completed/financial obligation met in 2004. Funded by EDA grant proceeds.						
TOTAL CUMULATIVE OFFSETS AGAINST TRANSPORTATION/TRANSIT AND STORM DRAINAGE PROJECTS TO DATE					45,140,922	

CAPITAL IMPROVEMENT PROGRAM - TRANSPORTATION NETWORK AND TRANSIT ELEMENTS

Regional Improvements																		
Proj#	Description	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	TOTALS	Proj#
R3	Hwy 1-Seaside Sand City	\$453,628	\$1,538,287	\$1,538,287	\$3,530,202	\$3,530,202	\$3,530,202	\$3,530,202									\$17,651,009	R3
R10	Hwy 1-Monterey Rd. Interchange			\$576,726	\$576,726	\$576,726	\$576,726	\$576,726									\$2,883,631	R10
R11	Hwy 156-Freeway Upgrade			\$2,730,488	\$2,730,488	\$2,730,488											\$8,191,463	R11
R12	Hwy 68 Operational Improvements	\$129,164	\$129,164														\$258,328	R12
Subtotal Regional		\$582,792	\$1,667,451	\$4,846,501	\$6,837,416	\$6,837,416	\$4,106,928	\$4,106,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,984,430	

Off-Site Improvements																		
Proj#	Description	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	TOTALS	Proj#
1	Davis Rd north of Blanco	\$585,537															\$585,537	1
2B	Davis Rd south of Blanco	\$1,248,117	\$8,494,652														\$9,742,769	2B
4D	Widen Reservation-4 lanes to WG				\$881,015	\$3,524,062											\$4,405,077	4D
4E	Widen Reservation, WG to Davis				\$255,985	\$255,985	\$2,047,882										\$2,559,853	4E
8	Crescent Ave extend to Abrams	\$104,753	\$104,753	\$838,021													\$1,047,526	8
Subtotal Off-Site		\$1,938,407	\$8,599,405	\$838,021	\$1,137,001	\$3,780,047	\$2,047,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,340,762	

On-Site Improvements																		
Proj#	Description	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	TOTALS	Proj#
FO2	Abrams	\$175,461	\$701,842														\$877,303	FO2
FO5	8th Street	\$1,002,541	\$4,010,164														\$5,012,705	FO5
FO6	Intergarrison	\$984,061	\$3,936,244														\$4,920,304	FO6
FO7	Gigling	\$660,966	\$660,966	\$5,287,724													\$6,609,655	FO7
FO9B	GJM Blvd So of McClure to So of Coe																\$0	FO9B
FO9C	GJM Blvd So of Coe to So Boundary	\$8,409,210	\$8,409,210														\$16,818,420	FO9C
FO11	Salinas Ave	\$701,842	\$2,807,370														\$3,509,212	FO11
FO12	Eucalyptus Rd	\$3,087,203	\$3,087,203														\$6,174,406	FO12
FO13B	Eastside Rd (New alignment)	\$1,447,952	\$1,447,952	\$11,583,616													\$14,479,521	FO13B
FO14	South Boundary Road Upgrade	\$580,980	\$2,323,921														\$2,904,902	FO14
Subtotal On-Site		\$17,050,216	\$27,384,871	\$16,871,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,306,427	

Transportation Totals	\$19,571,414	\$37,651,726	\$22,554,862	\$7,974,416	\$10,617,462	\$6,154,810	\$4,106,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,631,620
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Transit Capital Improvements																		
Proj#	Description	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	TOTALS	Proj#
T3	Transit Vehicle Purchase/Replace	\$496,744	\$496,744	\$5,960,925													\$6,954,413	T3
T22 ¹	Intermodal Centers	\$1,280,311		\$4,248,301													\$5,528,612	T22
Subtotal Transit		\$1,777,054	\$496,744	\$10,209,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,483,025	

Transportation and Transit GRAND TOTALS	\$21,348,468	\$38,148,470	\$32,764,089	\$7,974,416	\$10,617,462	\$6,154,810	\$4,106,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,114,645
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¹ The \$1,280,311 reflects FORA's remaining financial obligation for the Intermodal center at 8th Street and Gigling. As of this writing, Monterey-Salinas Transit, in concert with TAMC, is intending to combine the Park and Ride facility at Imjin Parkway and Imjin Road and the Intermodal center at 1st Avenue south of 8th Street into a single project, and would not be requesting funding (in the combined amount of \$4.2M) prior to 2009/2010.

Summary of Capital Improvement Program (CIP) 2007/2008 - 2021/2022

	To 2007 (1)	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2007-08 to 2021-22 Total
A. CIP PROJECTS FUNDED BY CFD DEVELOPMENT FEES																	
Dedicated Revenues																	
Development Fees	15,848,649	36,131,000	50,435,000	64,907,000	50,426,000	26,668,000	15,719,000	6,888,000	4,389,000	3,253,000	36,000	-	-	273,000	3,302,000	273,000	262,700,000
Other Revenues (Interest)	943,668	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	16,792,317	36,131,000	50,435,000	64,907,000	50,426,000	26,668,000	15,719,000	6,888,000	4,389,000	3,253,000	36,000	-	-	273,000	3,302,000	273,000	262,700,000
Expenditures																	
Projects																	
Transportation/Transit	11,725,411	21,348,468	38,148,470	32,764,089	7,974,416	10,617,462	6,154,810	4,106,928	-	-	-	-	-	-	-	-	121,114,645
Water Augmentation (2)	600,000	5,415,498	9,500,000	24,443,752													39,359,250
Storm Drainage System (3)																	-
Habitat Management (4)	3,962,162	9,032,750	48,291														9,081,041
Fire Rolling Stock	348,000	116,000	116,000	116,000	116,000	116,000	116,000	116,000	-	-	-	-	-	-	-	-	812,000
Total Expenditures	16,635,573	35,912,716	47,812,761	57,323,841	8,090,416	10,733,462	6,270,810	4,222,928	-	-	-	-	-	-	-	-	170,366,936
Net Annual Revenue	156,744	218,284	2,622,239	7,583,159	42,335,584	15,934,538	9,448,190	2,665,072	4,389,000	3,253,000	36,000	-	-	273,000	3,302,000	273,000	92,333,064
Beginning Fund Balance	-	156,744	375,027	2,997,266	10,580,425	52,916,009	68,850,546	78,298,736	80,963,808	85,352,808	88,605,808	88,641,808	88,641,808	88,641,808	88,914,808	92,216,808	156,744
Ending Fund Balance	156,744	375,027	2,997,266	10,580,425	52,916,009	68,850,546	78,298,736	80,963,808	85,352,808	88,605,808	88,641,808	88,641,808	88,641,808	88,914,808	92,216,808	92,489,808	92,489,808
Other Costs & Contingencies (5)																	
Additional Project Costs (6)																	12,053,516
Caretaker Costs (7)																	16,256,930
Total Other Costs																	28,310,446
Contingency Reserve (8)																	64,179,362
Total Other Costs & Contingency Reserve																	92,489,808
Ending Fund Balance																	-
B. CIP PROJECTS FUNDED BY LAND SALE REVENUE																	
Dedicated Revenues																	
Land Sales (9)	19,689,320	15,832,000	18,576,000	4,002,000	2,856,000	16,223,000	356,000	223,000	1,257,000	386,000	1,726,000	207,000	367,000	-	-	-	62,011,000
Land Sales - Credits (10)	(8,177,000)	(4,500,000)	(12,500,000)														(17,000,000)
Other Revenues (11)	1,425,000		-														-
Loan Proceeds and Payments (12)	3,894,000	6,492,933	245,180	62,656	-	-	-	-	-	-	-	-	-	-	-	-	6,800,769
Total Revenues	16,831,320	17,824,933	6,321,180	4,064,656	2,856,000	16,223,000	356,000	223,000	1,257,000	386,000	1,726,000	207,000	367,000	-	-	-	51,811,769
Expenditures																	
Projects (13)																	
Building Removal	24,606,658	17,181,053	12,589,289														29,770,342
Building Removal - Credits	(8,177,000)	(4,500,000)	(12,500,000)														(17,000,000)
Loan Financing	297,517	3,600,856	6,421,456	1,110,409	-	1,297,939	-	-	-	-	-	-	-	-	-	-	12,430,660
Total Expenditures	16,727,175	16,281,909	6,510,745	1,110,409	-	1,297,939	-	-	-	-	-	-	-	-	-	-	25,201,002
Net Annual Revenue	104,145	1,543,024	(189,565)	2,954,247	2,856,000	14,925,061	356,000	223,000	1,257,000	386,000	1,726,000	207,000	367,000	-	-	-	26,610,767
Beginning Fund Balance	-	104,145	1,647,169	1,457,604	4,411,851	7,267,851	22,192,912	22,548,912	22,771,912	24,028,912	24,414,912	26,140,912	26,347,912	26,714,912	26,714,912	26,714,912	104,145
Ending Fund Balance	104,145	1,647,169	1,457,604	4,411,851	7,267,851	22,192,912	22,548,912	22,771,912	24,028,912	24,414,912	26,140,912	26,347,912	26,714,912	26,714,912	26,714,912	26,714,912	26,714,912

TABLE 3
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Table 3 CIP Summary Table Footnotes

(1) This column summarizes CIP revenues and expenses through June 2007 and these totals are not included in the "2007-08 to 2021-22 Totals".

(2) "Water Augmentation" is FORA's financial obligation for the approved water augmentation project. Project financing (e.g. cash advances, debt issuance) will be accomplished by MCWD (project lead agency) and any partners (i.e. MRWPCA). The FORA financial obligation will be used to pay back cash advances and/or assist in retiring debt and/or funding capital improvements for the system. Please refer to Section II b) "Water Augmentation."

(3) FORA's "Storm Water Drainage System" obligation has been retired. Please refer to Section II c) "Storm Drainage System Projects".

(4) "Habitat Management" amounts are *estimates*. Habitat Management Endowment final amount is subject to approval by U.S. Fish & Wildlife Service and California Department of Fish & Game. Please refer to Section II d) "Habitat Management Requirements."

(5) "Other Costs & Contingencies" are subject to cash flow and are not received in actual amounts until distant out-years of the program.

(6) "Additional Project Costs" are potential and unknown additional basewide expenditures not included in current project cost estimates for transportation projects (e.g., sound walls for major streets and street landscaping, unknown site conditions, project changes, and habitat/environmental mitigation).

(7) "Caretaker Costs" are associated with potential delays in redevelopment, which represent interim capital costs associated with property maintenance prior to transfer for development. This includes costs of managing property transfer documents, legal review of rights of access and other documents during the transfer of land, illegal dumping clean-up costs, funding for self-insured retention for pollution legal liability insurance, and liability insurance (as per Keyser-Marston estimates of caretaker and other costs, revised).

(8) "Contingency Reserve" provides funding for jurisdictions to accommodate increased habitat management costs, restoration of storm drainage site in State Parks (\$1.5M), relocation of utilities (\$2M), unknown subsurface conditions, construction cost phasing, unknown CEQA mitigations, financing costs, reimbursements for prior FORA expenses, and shortfalls in CFD revenue when inflation exceeds maximum allowed 5 percent following FORA's sunset.

(9) "Land Sales" Revenues are regularly evaluated in order to apply changes in local development fees, market realities, and other factors to adjust land prices in the region.

(10) "Land Sales - Credit" is credit due specific developers who perform building removal by agreement with FORA. The value of the building removal work is subtracted from the developer's land sale proceeds due FORA. Both "Land Sales - Credit" (a credit to the Developer toward land sales due) and "Building Removal - Credit" (a credit to FORA toward its Building Removal program obligations) illustrate cash flow neutral transactions. FORA

entered into two such agreements with: 1) Marina Community Partners, and 2) East Garrison Partners (EGP) for a total land sale/building removal credit of \$25,177,000.

(11) "Other Revenues" include Abrams B loan repayment of \$1,425,000 collected in FY 06-07.

(12) "Loan Proceeds and Payments": In FY 05-06 FORA entered into a Bank line of credit agreement, as authorized by the FORA Board, to ensure all CIP obligations will be met in a timely manner, despite cash flow fluctuations. Per Memorandum of Agreement among FORA, RDA of Monterey County, and EGP concerning certain basewide funding obligations, EGP will reimburse FORA for interest payments made on \$4.1 million principal. Dollar amounts illustrate the credit line principal drawdown by FORA and interest reimbursements by the developer.

(13) "Projects" include building removal activities at: 1) University Village (\$46 million), 2) Imjin Office (\$400K), 3) East Garrison (\$2.177 million), 4) Stockade (\$2.2 million), and 5) Surplus II (\$4 million).

Appendix A

Protocol for Review/Reprogramming of FORA CIP

(Revision # 2 September 20, 2000)

- 1.) Conduct quarterly meetings with joint Committee Members from Administrative Committee, Infrastructure Technical Advisory Committee ("ITAC"), Planning Group and WWOC. Staff representatives from the California Department of Transportation ("CALTRANS"), TAMC, AMBAG, and Monterey Salinas Transit ("MST") will be requested to participate and provide input to the joint committee.

These meetings will be the forum to review developments as they are being planned to assure accurate prioritization and timing of CIP projects that will need to be in place to best serve the developments as they are planned to come on line.

The joint committee will balance projected project costs against projected revenues as a primary goal of any recommended reprogramming/reprioritization effort.

- 2.) Provide a mid-year and/or yearly report to the Board (at mid-year budget and/or annual budget meetings) that will include any recommendations for CIP modifications from the joint committee and staff.
- 3.) Anticipate FORA Board annual approval of a CIP program that comprehensively accounts for all obligatory basewide projects under the BRP.

These basewide project obligations include transportation/transit, water augmentation, storm drainage, habitat management, building removal and fire fighting enhancement.

APPENDIX B
Community Facilities District Revenue

		2007-08 to															
Jurisdiction		2021-22 Total	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<u>New Residential</u>																	
Marina Heights (3)	MAR																
Townhome	MAR	\$ 4,315,000	\$ 1,861,000	\$ 1,523,000	\$ 677,000	\$ 254,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cluster Market/Bridge	MAR	\$ 7,951,000	\$ 3,468,000	\$ 1,692,000	\$ 2,199,000	\$ 592,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Market A	MAR	\$ 14,297,000	\$ 4,357,000	\$ 5,372,000	\$ 2,242,000	\$ 2,326,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Market B	MAR	\$ 14,297,000	\$ 3,638,000	\$ 3,468,000	\$ 4,526,000	\$ 2,665,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estates	MAR	\$ 3,553,000	\$ 3,130,000	\$ 423,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		\$ 44,413,000	\$ 16,454,000	\$ 12,478,000	\$ 9,644,000	\$ 5,837,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cypress Knolls	MAR	\$ 6,329,000	\$ -	\$ -	\$ 343,000	\$ 5,986,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
University Village (3)	MAR																
Alley	MAR	\$ 10,279,000	\$ 254,000	\$ 1,650,000	\$ 3,215,000	\$ 3,172,000	\$ 1,988,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Glens	MAR	\$ 5,964,000	\$ 254,000	\$ 1,607,000	\$ 2,199,000	\$ 1,396,000	\$ 508,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carriage	MAR	\$ 4,779,000	\$ 254,000	\$ 1,015,000	\$ 1,057,000	\$ 1,396,000	\$ 1,057,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Standard	MAR	\$ 4,949,000	\$ -	\$ 254,000	\$ 1,438,000	\$ 2,157,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	MAR	\$ 7,445,000	\$ 465,000	\$ 2,369,000	\$ 2,919,000	\$ 1,438,000	\$ 254,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Duets	MAR	\$ 3,173,000	\$ 127,000	\$ 381,000	\$ 761,000	\$ 973,000	\$ 931,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Duets - Low/Mod/Workforce	MAR	\$ 11,167,000	\$ -	\$ 2,073,000	\$ 3,891,000	\$ 5,203,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Apartments - Low/Very Low	MAR	\$ 4,568,000	\$ 4,568,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		\$ 52,324,000	\$ 5,922,000	\$ 9,349,000	\$ 15,480,000	\$ 15,735,000	\$ 5,838,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAMC TOD (1)	MAR	\$ 8,222,000	-	-	\$ 4,111,000	\$ 4,111,000	-	-	-	-	-	-	-	-	-	-	-
CSUMB North Campus Housing (1)	CSU/MAR	\$ 1,040,000	-	\$ 317,000	\$ 317,000	\$ 317,000	\$ 89,000	-	-	-	-	-	-	-	-	-	-
UC 8th Street (1)	UC/MCO	\$ 13,959,000	-	\$ 4,653,000	\$ 4,653,000	\$ 4,653,000	-	-	-	-	-	-	-	-	-	-	-
East Garrison (3)																	
Market rate	MCO	\$ 44,413,000	\$ -	\$ 1,565,000	\$ 7,233,000	\$ 12,224,000	\$ 13,028,000	\$ 7,994,000	\$ 2,369,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable	MCO	\$ 17,765,000	-	\$ 338,000	\$ 1,819,000	\$ 4,103,000	\$ 6,091,000	\$ 4,441,000	\$ 973,000	-	-	-	-	-	-	-	-
Subtotal		\$ 62,178,000	\$ -	\$ 1,903,000	\$ 9,052,000	\$ 16,327,000	\$ 19,119,000	\$ 12,435,000	\$ 3,342,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UC East Campus - SF (1)	UC/MCO	\$ 8,460,000	-	-	\$ 8,460,000	-	-	-	-	-	-	-	-	-	-	-	-
UC East Campus - MF (1)	UC/MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Brostrom (1)	SEA	\$ 4,230,000	\$ 2,115,000	\$ 2,115,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Highlands (4)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort Housing (3)	SEA	\$ 5,287,000	\$ 1,269,000	\$ 1,269,000	\$ 1,269,000	\$ 1,480,000	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort Affordable (Sunbay) (1)	SEA	\$ 4,229,000	-	\$ 1,903,000	\$ 2,326,000	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Housing (eastside) (1)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Park Housing (1)	SEA	\$ 846,000	-	\$ 846,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Workforce Housing (Lighthouse Dr) (1)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eucalyptus Housing (5DU/acre) (1)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SH Affordable (1)	SEA	\$ 2,411,000	-	\$ 2,411,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Del Rey Oaks (1)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Golf Villas	DRO	\$ 2,115,000	\$ -	\$ 761,000	\$ 1,269,000	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Patio Homes	DRO	\$ 1,523,000	-	\$ 973,000	\$ 550,000	-	-	-	-	-	-	-	-	-	-	-	-
Condos/Workforce	DRO	\$ 21,574,000	-	\$ 3,384,000	\$ 5,076,000	-	\$ 1,354,000	\$ 4,061,000	\$ 1,354,000	\$ 4,230,000	\$ 2,115,000	-	-	-	-	-	-
Townhomes/Senior Casitas	DRO	\$ 4,018,000	-	\$ 4,018,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Workforce	DRO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior - Casitas	DRO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		\$ 29,230,000	\$ -	\$ 9,136,000	\$ 6,895,000	\$ 85,000	\$ 1,354,000	\$ 4,061,000	\$ 1,354,000	\$ 4,230,000	\$ 2,115,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Residential	Various	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Existing/Replacement Residential</u>																	
Preston Park (4)	MAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cypress Knolls (3)	MAR	\$ 6,104,000	\$ 2,086,000	\$ 2,187,000	\$ 1,348,000	\$ 483,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Patton Park (3)	MAR	\$ 407,000	\$ -	\$ -	\$ -	\$ 407,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Abrams B (4)	MAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MOCO Housing Authority (4)	MAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shelter Outreach Plus (4) & (1)	MAR	\$ 178,000	\$ 178,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Veterans Transition Center (4)	MAR	\$ 86,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 9,000	-	-	-	-	-	-	-
Interim Inc (4)	OTR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sunbay (4)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brostrom (4)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Residential	Various	\$ 1,297,000	-	-	-	-	-	\$ 1,297,000	-	-	-	-	-	-	-	-	-
<u>Office</u>																	
Del Rey Oaks Office (1)	DRO	\$ 215,000	\$ 1,000	\$ 10,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 6,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ -
Monterey City Office (1)	MRY	\$ 47,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,000	-	-	-	-	-	-
Monterey County Office	MCO	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-
Horse Park (1)	MCO	\$ 3,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	-	-	-	-	-	-	-	-	-	-	-
Landfill Commercial Development (1)	MCO	\$ 24,000	\$ -	\$ -	\$ -	\$ -	-	\$ 8,000	\$ 8,000	\$ 8,000	-	-	-	-	-	-	-
Intergarrison Road Office Park (1)	MCO	\$ 230,000	\$ -	\$ -	\$ 46,000	\$ 46,000	\$ 46,000	\$ 46,000	\$ 46,000	-	-	-	-	-	-	-	-
East Garrison I Office Dev. (3)	MCO	\$ 12,000	\$ -	\$ 2,000	\$ 4,000	\$ 4,000	\$ 2,000	-	-	-	-	-	-	-	-	-	-
Imjin Office Park (3)	MAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

(1) Project proposed
(2) Project approved by local jurisdiction
(3) Project found consistent with Base Reuse Plan
(4) Project completed

APPENDIX B
Community Facilities District Revenue

Jurisdiction	2007-08 to		2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
	2021-22	Total															
University Village (3)	MAR	233,000	\$	11,000	27,000	58,000	85,000	52,000	-	-	-	-	-	-	-	-	-
Airport Business Park (1)	MAR	470,000	\$	-	-	-	94,000	94,000	94,000	94,000	-	-	-	-	-	-	-
Monterey College of Law (4)	SEA	-	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Office (Monterey Blues) (1)	SEA	1,000	\$	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Corp Yard Office (1)	SEA	2,000	\$	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
UC East Campus (1)	UC/MCO	-	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC Central South Campus (1)	UC/MAR	-	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC Central N. & W. Campuses (1)	UC/MAR	181,000	\$	-	108,000	73,000	-	-	-	-	-	-	-	-	-	-	-
Industrial																	
Las Animas Concrete Batch Plant (4)	MAR	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Airport Business Park (1)	MAR	240,000	-	-	-	-	48,000	48,000	48,000	48,000	-	-	-	-	-	-	-
Industrial -- City Corp. Yard (1)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial -- City Corp. Yard (1)	MRY	80,000	-	-	-	-	-	-	-	-	80,000	-	-	-	-	-	-
Industrial -- Public/Private (1)	MRY	80,000	-	-	-	-	-	-	-	-	80,000	-	-	-	-	-	-
Monterey County Light Ind. (1)	MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horse Park	MCO	177,000	-	-	59,000	59,000	59,000	-	-	-	-	-	-	-	-	-	-
Landfill Industrial Park	MCO	127,000	-	-	43,000	43,000	41,000	-	-	-	-	-	-	-	-	-	-
Seaside Corp Yard Shop (1)	SEA	3,000	-	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-
UC Central N. & W. Campuses (1)	UC/MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail																	
Del Rey Oaks Retail (1)	DRO	\$ 210,000	\$	-	\$	-	\$	-	\$	210,000	\$	-	\$	-	\$	-	\$
Cypress Knolls Community Center (3)	MAR	525,000	-	-	525,000	-	-	-	-	-	-	-	-	-	-	-	-
UC Central N. & W. Campuses (1)	UC/MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC South Campus (1)	UC/MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC East Campus (1)	UC/MCO	819,000	-	-	-	-	-	-	-	-	273,000	-	-	-	273,000	-	273,000
UC Eight Street (1)	UC/MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Monterey County Retail	MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landfill Commercial development (1)	MCO	1,049,000	-	-	367,000	367,000	315,000	-	-	-	-	-	-	-	-	-	-
East Garrison I Retail (1)	MCO	1,048,000	-	262,000	262,000	262,000	262,000	-	-	-	-	-	-	-	-	-	-
Main Gate (1)	SEA	5,396,000	3,307,000	2,089,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Main Gate Restaurants (1)	SEA	510,000	255,000	255,000	-	-	-	-	-	-	-	-	-	-	-	-	-
South of Lightfighter Dr (swap) (1)	SEA	1,050,000	-	-	1,050,000	-	-	-	-	-	-	-	-	-	-	-	-
Fire Station (swap) (1)	SEA	525,000	-	-	525,000	-	-	-	-	-	-	-	-	-	-	-	-
University Village (3)	MAR	4,440,000	2,897,000	682,000	525,000	336,000	-	-	-	-	-	-	-	-	-	-	-
Shoppette (1)	SEA	157,000	-	157,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel (rooms) (5)																	
Del Rey Oaks Hotel (1) (454 rooms)	DRO	\$ 4,282,000	\$	-	\$	981,000	\$	-	\$	2,358,000	\$	-	\$	943,000	\$	-	\$
Del Rey Oaks Timeshare (1) (96 rm)	DRO	906,000	-	-	-	-	-	-	302,000	604,000	-	-	-	-	-	-	-
Parker Flat Hotel (1) (500 rm)	MCO	4,717,000	-	-	4,717,000	-	-	-	-	-	-	-	-	-	-	-	-
Marina Airport Hotel/Golf (1) (350 rm)	MAR	3,302,000	-	-	-	-	3,302,000	-	-	-	-	-	-	-	-	-	-
UV - Limited Service (3) (100 rm)	MAR	943,000	943,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UV - Full Service (3) (400 rm)	MAR	3,773,000	-	3,773,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Golf Course Hotel (3) (330 rm)	SEA	3,113,000	3,113,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SGC Timeshares (3) (170 rm)	SEA	1,604,000	472,000	472,000	660,000	-	-	-	-	-	-	-	-	-	-	-	-
Main Gate Hotel (1) (210 rm)	SEA	1,980,000	990,000	990,000	-	-	-	-	-	-	-	-	-	-	-	-	-
UC East Campus (1) (350 rm)	UC/MCO	3,302,000	-	-	-	-	-	-	-	-	-	-	-	-	-	3,302,000	-
UC Central N. & W. (1) (150 rm)	UC/MAR	1,415,000	-	-	-	1,415,000	-	-	-	-	-	-	-	-	-	-	-
Affordable Housing Adjustment (6)																	
Tier 1 (300 units)	300	\$ (12,056,000)	\$	(1,316,000)	\$ (2,353,000)	\$ (3,009,000)	\$ (2,627,000)	\$ (1,344,000)	\$ (843,000)	\$ (240,000)	\$ (216,000)	\$ (108,000)	\$	-	\$	-	\$
Tier 2 (500 units)	500	(14,790,000)	(1,614,000)	(2,886,000)	(3,692,000)	(3,223,000)	(1,649,000)	(1,034,000)	(294,000)	(265,000)	(133,000)	-	-	-	-	-	-
Tier 3 (300 units)	300	(8,875,000)	(969,000)	(1,732,000)	(2,215,000)	(1,934,000)	(989,000)	(620,000)	(177,000)	(159,000)	(80,000)	-	-	-	-	-	-
Subtotal	1100	\$ (35,721,000)	\$	(3,899,000)	\$ (6,971,000)	\$ (8,916,000)	\$ (7,784,000)	\$ (3,982,000)	\$ (2,497,000)	\$ (711,000)	\$ (640,000)	\$ (321,000)	\$	-	\$	-	\$
Total		\$ 282,700,000	\$	36,131,000	\$ 50,435,000	\$ 64,907,000	\$ 50,426,000	\$ 26,868,000	\$ 15,719,000	\$ 6,888,000	\$ 4,389,000	\$ 3,253,000	\$	36,000	\$	-	\$

Note: FORA Basewide Community Facilities District special tax rates are shown below, inflated to January 2002 based on rate and method of apportionment. Totals in table may not add due to rounding.

	Adopted 2002	Effective 7/1/06	Index 06/07	Effective 7/1/07
New Residential (per du)	\$ 34,324	\$ 41,108	2.0%	\$ 42,298
Existing Residential (per du)	10,320	12,360	2.0%	12,718
Office & Industrial (per acre)	4,489	5,387	2.0%	5,543
Retail (per acre)	92,768	111,102	2.0%	114,324
Hotel (per room)	7,653	9,167	2.0%	9,433

- (1) Project proposed
(2) Project approved by local jurisdiction
(3) Project found consistent with Base Reuse Plan
(4) Project completed
(5) Back up tables to this table 4 (Appendix B), including residential units and building squarefootages, can be seen at www.fora.org under section "FORA Documents," document titled "Backup tables to CIP Appendix B"
(6) Please see description of Tiers 1, 2, & 3 at www.fora.org under section "FORA Documents," document titled "Developer Fee Schedule"

APPENDIX B
Land Sale Revenue

		2007-08 to	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Jurisdiction		2021-22 Total															
<u>New Residential</u>																	
Marina Heights	MAR	N/A															
Townhome	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cluster Market/Bridge	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Market A	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Market B	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Estates	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Subtotal		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cypress Knolls	MAR	7,950,000	2,400,000	2,300,000	1,750,000	1,500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
University Villages	MAR																
Alley	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Glens	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Carriage	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Townhome	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Duets	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Duets - Low/Mod/Workforce	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments - Low/Very Low	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Subtotal		18,000,000	4,500,000	13,500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UC 8th Street	UC/MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I		-															
Market rate	MCO	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Affordable	MCO	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Subtotal		16,000,000	N/A	N/A	N/A	N/A	16,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UC East Campus - SF	UC/MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC East Campus - MF	UC/MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Brostrom	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Highlands	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort Housing	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort Affordable (Sunbay)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Housing (eastside)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Parks Housing	SEA	250,000	250,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Workforce Housing (Lightfighter Dr)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eucalyptus Housing (5DU/acre)	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SH Affordable	SEA	288,000	288,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Del Rey Oaks																	
Golf Villas	DRO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Patio Homes	DRO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Condos/Workforce	DRO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Townhomes/Senior Casitas	DRO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Workforce	DRO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Senior - Casitas	DRO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Subtotal		5,000,000	5,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other Residential	Various	1,519,000	-	-	-	-	-	-	-	-	-	1,519,000	-	-	-	-	-
<u>Existing/Replacement Residential</u>																	
Preston Park	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cypress Knolls	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Abrams B	MAR	730,000	730,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc	OTR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sunbay	SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Residential	Various	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Office</u>																	
Del Rey Oaks Office	DRO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Monterey City Office	MRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Monterey County Office	MCO	431,000	-	-	-	133,000	-	133,000	-	-	165,000	-	-	-	-	-	-
Horse Park	MCO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landfill Commercial Development	MCO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TABLE 4
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DEVELOPMENT FEE ALLOCATION AGAINST OBLIGATIONS OVER CIP HORIZON (07-08 - 21-22)

I. ALLOCATION OF FEES AGAINST OBLIGATIONS

	\$	%	\$
Forecast Revenues from Developer Fees (DF)	262,700,000	Per Project	Per \$1
Cost Per Capital Projects:			
1 Transportation/Transit	121,114,645	46.10%	0.4610
2 Potable Water Augmentation	39,359,250	14.98%	0.1498
3 Storm Drainage System	-	0.00%	0.0000
4 Habitat Management (1)	9,081,041	3.46%	0.0346
5 Fire Rolling Stock	812,000	0.31%	0.0031
6 Other Costs & Contingencies	92,333,064	35.15%	0.3515
Totals	262,700,000	100.00%	1.0000

II. ALLOCATION TO TRANSPORTATION/TRANSIT

Transportation Costs - FORA Share		121,114,645		
Allocation of DF to Transportation		\$ 0.4610		
Transportation Project Obligations		FORA Cost/Project	Allocation to Projects	
		\$	%	\$
Regional Highway Projects				
R3	Highway 1-Seaside/Sand City	17,651,009	14.57%	0.0672
R10	Hwy 1- Monterey Road Interchange	2,883,631	2.38%	0.0110
R11	Hwy 156 - Freeway Upgrade	8,191,463	6.76%	0.0312
R12	Hwy 68 Operational Improvements	258,328	0.21%	0.0010
	Sub-total Regional	28,984,430	23.93%	0.1103
Off-Site Improvements				
1	Davis Rd n/o Blanco	585,537	0.48%	0.0022
2B	Davis Rd, s/o Blanco	9,742,769	8.04%	0.0371
4D	Widen Reservation, 4-lane to Watkins Gate	4,405,077	3.64%	0.0168
4E	Widen Reservation, Watkins Gt to Davis	2,559,853	2.11%	0.0097
8	Crescent St. extend to Abrams	1,047,526	0.86%	0.0040
	Sub-total Off-Site	18,340,762	15.14%	0.0698
On-Site Improvements				
FO2	Abrams (Crescent to 2nd Avenue connection)	877,303	0.72%	0.0033
FO5	8th. Street	5,012,705	4.14%	0.0191
FO6	Inter-Garrison	4,920,304	4.06%	0.0187
FO7	Gigling	6,609,655	5.46%	0.0252
FO9B	General Jim Moore Blvd., Normandy to McClure	-	0.00%	0.0000
FO9C	General Jim Moore Blvd, McClure to South Boundary Rd	16,818,420	13.89%	0.0640
FO11	Salinas Avenue	3,509,212	2.90%	0.0134
FO12	Eucalyptus Road	6,174,406	5.10%	0.0235
FO13	Eastside Rd (New alignment in Scenario C)	14,479,521	11.96%	0.0551
EO14	South Boundary Road upgrade	2,904,902	2.40%	0.0111
	Sub-total On-Site	61,306,427	50.62%	0.2334
Total Transportation		108,631,620	89.69%	0.4135
Transit Capital Obligations				
T3	Transit Vehicle Purchase & Replacement	6,954,413	5.74%	0.0265
T22	Intermodal Centers	5,528,612	4.56%	0.0210
	Total Transit	12,483,025	10.31%	0.0475
Grand Totals		121,114,645	100.00%	0.4610

Notes:

- (1) The remaining balance in Habitat Mangement obligation is expected to be met by FY '08-09; the % allocation to projects will change. Similarly, the allocation formula will change as other obligations are satisfied.