

CITY OF ALAMEDA

ANNUAL AND FIVE-YEAR DEVELOPMENT IMPACT FEE REPORT (AB1600)



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City Council and Elected Officials

Marilyn Ezzy Ashraft Mayor
John Knox White Vice Mayor
Tony Daysog Council Member
Malia Vella Council Member
Jim Oddie Council Member
Kevin Kearney City Auditor
Kevin Kennedy City Treasurer

Charter Officers

Eric Levitt City Manager
Yibin Shen City Attorney
Lara Weisiger City Clerk

Executive Team

Gerry Beaudin Assistant City Manager
Elena Adair Finance Director
Nancy Bronstein Human Resources Director
Jane Chisaki Library Director
Liam Garland Public Works Director
Sarah Henry Public Information Officer
Carolyn Hogg Information Technology Director
Debbie Potter Community Development Director
Nicolas Procos General Manager, AMP
Edmond Rodriquez Fire Chief
Paul Rolleri Chief of Police
Andrew Thomas Planning, Building and Transportation Director
Amy Wooldridge Recreation and Parks Director



TRANSMITTAL LETTER

December 2, 2019

The Honorable Mayor, Members of the City Council and Citizens of Alameda
Alameda, CA 94501

Dear Mayor, Members of the City Council and Citizens of Alameda:

State law requires any local agency that imposes development impact fees to prepare a five year report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66000 et seq., as amended by the Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for the City of Alameda, California for the Fiscal Year (FY) ended June 30, 2019.

DIFs are charged by the local government agencies in connection with approval of development projects. The purpose of these fees is to defray all or a portion of the cost of public facilities related to the development project. The legal requirements for enactment of a DIF program are set forth in Government Code Sections 66000-66025 (the "Mitigation Fee Act"), the bulk of which was adopted as 1987's AB 1600 and, thus, commonly referred to as "AB 1600 requirements".

In Alameda, DIFs are collected on or before the issuance of building permit or date the certificate of occupancy is issued for the purpose of mitigating the impacts caused by new development on the City's infrastructure. Fees are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development. A separate fund has been established to account for the impact of new development on each of the following types of facilities: Public Safety, Parks, Public Facilities, Transportation and Alameda Point.

California Government Code section 66006 (b) (2) requires the City prepare and make available to the public the DIF Report within 180 days after the last day of each fiscal year. The City Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public. The report was posted on the City's Finance Department website and filed with the City Clerk's Office and available for public review on December 2, 2019.

Respectfully submitted,

Elena Adair
Finance Director

INTRODUCTION

LEGAL REQUIREMENTS FOR DEVELOPMENT IMPACT FEE REPORTING

A. California Government Code Section 66006 (b)

Government Code Section 66006 (b) defines the specific reporting requirements for local agencies that impose AB 1600 DIF on new development. Annually, for each separate fund established for the collection and expenditure of DIFs, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the information shown below for the most recent fiscal year.

- A brief description of the fee;
- The amount of the fee;
- The beginning and ending balance of the account or fund;
- The amount of the fees collected and the interest earned;
- An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
- An identification of an approximate date by which the construction of the public improvement will commence, if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement;
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan; and
- The amount of refunds made due to insufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

B. California Government Code Section 66001 (d)

For all funds established for the collection and expenditure of DIFs, Government Code Section 66001 (d) has additional requirements. For the fifth fiscal year following the first deposit into the fund and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

C. Additional Notes

The State of California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a CIP indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City biennially produces a five-year CIP, which helps to maintain and support the City's General Plan. The CIP also includes a 5-year projection of development fee revenue and expenditures. Further, it identifies situations where infrastructure is needed to accommodate the planned development.

The City's current, adopted 2019-24 Capital Improvement Program can be found on the City's website at <https://www.alamedaca.gov/Departments/Administration/Finance>.

D. Establishing a Reasonable Relationship Between the Fee and the Purpose for Which It Is Charged

On July 1, 2014, the City Council adopted the development impact fee (DIF) update, after consideration of the requisite AB 1600 nexus study. The updated DIFs became effective on September 15, 2014 and are applied to new or expanded commercial development, new residential development, and upon uses which intensify the use of existing commercial or residential structures. Adjustment to the fees is generally made annually in accordance with the Engineering News Record Construction Cost Index. The DIF's nexus study sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs for those improvements based on the current General Plan. Comprehensive updates to the fees are completed on an as-needed basis to ensure the amount continues to reflect the appropriate fee in relation to updated costs.

E. Funding of Infrastructure

In the FY 2019-20 adopted budget, 5-year Capital Budget section identifies all funding sources and amounts for individual projects through FY 2023-24. The CIP is updated biennially to reflect the current infrastructure needs of the City. As a CIP project is identified, the project is evaluated to determine the portion of the project that will service existing residents and businesses versus new development.

Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development fee based on the type of project. The percentage of use associated with existing residents or businesses is funded from other appropriate sources as outlined in the CIP. Estimated construction start dates for projects are adjusted, as needed, to reflect the needs of the community.

DESCRIPTION AND PURPOSE OF DEVELOPMENT IMPACT FEES

The City collects DIFs to offset and address the impacts of new development on facilities and infrastructure. Currently, there are five DIF categories: Public Safety, Parks, Public Facilities, Transportation and Alameda Point. While each fee category has its own methodology for determining fees, two main principles apply throughout:

- 1) The City aims to maintain the existing level of service as the City continues to grow; and
- 2) New development should pay its fair share of the City's infrastructure needs.

Public Safety Facilities – To provide for the expansion, design and construction of public safety (Fire and Police) facilities as set forth in the nexus study. The purpose of the public safety facilities impact fee is to fund the public safety facilities needed to serve new development. Alameda currently provides law enforcement services from a single police station. Fire services are provided by several fire stations. Public safety facilities serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City's service population including residents and workers.

Parks – To provide for the development of parks to add to the system of park and recreation facilities as specified in the nexus study. The purpose of the Parks and Recreation impact fee is to generate revenue to fund the park and special use facilities necessary to mitigate the impacts of new residential developments on the residents and businesses in the City of Alameda. Residents of Alameda use park and special use facilities. The fees advance a legitimate City interest by enabling the City to provide park and recreation facilities to new development.

Public Facilities – To provide for the expansion, design and construction of general public facilities as set forth in the nexus study. The purpose of the fees is to ensure that new development funds its fair share of general public facilities, based on planned facilities referenced in the 2014 development impact fee update and nexus study. General public facilities serve both residents and business. Therefore, demand for services and associated facilities are based on the City's service population, including residents and workers.

Transportation – To provide for transportation facilities to accommodate the increase in traffic generated by new development as specified in the nexus study. The purpose of this fee is to ensure that new development funds its fair share of transportation facilities, including roadway segments and intersection improvements. The need for street improvements is based on the trip demand placed on the system by new development.

Alameda Point – To provide a full range of infrastructure necessary to serve the redeveloped Alameda Point as set forth in the Master Infrastructure Plan (MIP) as it may be updated from time to time. The purpose of the Alameda Point fee ensure that new development funds its fair share of the costs of infrastructure at Alameda Point. The Alameda Point DIF is part of a wide range of financing tools, including bonds supported by special taxes and assessments, land sale proceeds, and other infrastructure financing sources that serve the redeveloped Alameda Point, as detailed in the MIP. Under current development agreement for Alameda Point, the developer agreed to pay for and construct the necessary infrastructure for the area instead of making a direct payment to the City as defined in the Nexus Study.

Police and Fire Impact Fee – to provide an adequate level of police, fire and emergency medical services. The increased need for services necessitates the construction of additional facilities in order that fast and efficient services may be provided. Effective September 15, 2014, the Police and Fire Impact Fee was incorporated into the new Development Impact Fee (DIF) ordinance.

DESCRIPTION AND PURPOSE OF DEVELOPMENT AGREEMENT FEE

FISC/Catellus Traffic Impact Fee - to mitigate the transportation impacts identified in the Environmental Impact Report (EIR) for the Catellus project. The Traffic Fee is not part of the DIF and is not a fee under the Mitigation Fee Act. This fee is collected in connection with Catellus Development Agreement entered into in 2007.

FEE SCHEDULE

- The DIFs are generally adjusted annually in accordance with the Engineering News Record Construction Cost Index. Table below lists Fees in effect as of June 30, 2019.

Outside Alameda Point:					
Land Use Category	Public Safety Facilities	General Public Facilities	Transportation	Parks ¹	Total
DIF Per Residential Unit					
Single Family	\$ 2,073	\$ 1,342	\$ 2,179	\$ 12,711	\$ 18,305
Multi-Family	\$ 1,645	\$ 1,064	\$ 1,691	\$ 10,088	\$ 14,488
DIF Per 1000 Square Feet of Non-Residential Building Space					
Retail	\$ 458	\$ 295	\$ 4,080	\$ -	\$ 4,833
Commercial/Office	\$ 839	\$ 540	\$ 4,015	\$ -	\$ 5,394
Warehouse	\$ 312	\$ 202	\$ 3,378	\$ -	\$ 3,892
¹ Fees presented in the table above were in effect as of June 30, 2019. In July 2019, City Council approved an update to the Nexus Study, which resulted in Parks Fee reduction. The revised fee for Single Family was set at \$9,636 and for Multi-Family at \$7,040.					
Alameda Point:					
			Fee Per Acre		
Residential / Mixed Use			\$ 1,220,704		
Commercial			\$ 1,079,400		

The current fee schedule can also be found on the City's website:

<https://www.alamedaca.gov/files/assets/public/2018-19-master-fee-schedule.pdf>

- Effective September 15, 2014, the Police and Fire Impact Fee was incorporated into the new Development Impact Fee (DIF) ordinance. However, the City continues to collect the Police and Fire Fees per the Development Agreement with TriPoint Homes since it was entered into prior to the establishment of the DIF. Collection and reporting of these fees will cease after the completion of the TriPoint Homes and Pulte Homes development agreement.
- A fee of \$2,674 is charged per residential unit. The amount is based upon the percentage share of Phase 1 residential 2020 trips as determined in the EIR. Collection and reporting of these fees will cease after the completion of the TriPoint Homes and Pulte Homes development agreement.

CITY OF ALAMEDA
Financial Summary Report
Development Impact/Agreement Fees

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Year Ended June 30, 2019

	Development Impact Fees						Development Agreement Fee
	Public Safety Facilities	Parks	Public Facilities	Transportation	Alameda Point	Police and Fire	FISC/Catellus Traffic Fee
Revenues:							
Development Impact Fee	\$ 253,783	\$ 58,443	\$ 164,133	\$ 274,087	\$ (1,000,000)	\$ -	\$ -
Interest Earnings	8,921	19,439	3,326	40,977	(12,068)	1,201	4,108
Total Revenue and Transfer In	<u>262,704</u>	<u>77,882</u>	<u>167,459</u>	<u>315,064</u>	<u>(1,012,068)</u>	<u>1,201</u>	<u>4,108</u>
Expenditures:							
Interest Expense on Interfund Loan	-	29,402	-	-	-	-	-
Transfers Out to Capital Projects	-	-	-	1,527,370	-	-	-
Total Expenditures and Transfer Out	<u>-</u>	<u>29,402</u>	<u>-</u>	<u>1,527,370</u>	<u>-</u>	<u>-</u>	<u>-</u>
REVENUES OVER (UNDER)							
EXPENDITURES	262,704	48,480	167,459	(1,212,306)	(1,012,068)	1,201	4,108
Fund Balance, Beginning of Year	293,464	(2,118,831)	80,850	1,968,351	1,012,068	53,568	183,138
Fund Balance, End of Year	<u>\$ 556,168</u>	<u>\$ (2,070,351)</u>	<u>\$ 248,309</u>	<u>\$ 756,045</u>	<u>\$ -</u>	<u>\$ 54,769</u>	<u>\$ 187,246</u>

CITY OF ALAMEDA
Financial Summary Report
Development Impact Fee - Public Safety Facilities

Statement of Revenues, Expenditures and Changes in Fund Balance
Last Five Fiscal Years

Description	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19 (unaudited)
REVENUES					
Fees	\$ 104,778	\$ 31,726	\$ 69,940	\$ 44,727	\$ 253,783
Interest	310	2,072	617	1,603	8,921
Total Revenue	105,088	33,798	70,557	46,330	262,704
EXPENDITURES					
Capital Outlay/Contractual Services	-	-	-	-	-
Total Expenditures	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	105,088	33,798	70,557	46,330	262,704
Fund Balance, Beginning of Year	37,691	142,779	176,577	247,134	293,464
Fund Balance, End of Year	\$ 142,779	\$ 176,577	\$ 247,134	\$ 293,464	\$ 556,168

Five-Year Revenue Test Using First In First Out Method

Available Revenue Current Fiscal Year ¹	\$ 102,367	\$ 33,798	\$ 70,557	\$ 46,330	\$ 262,704
Available Revenue Current Fiscal Year (old fees) ¹	2,721	-	-	-	-
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	102,367	33,798	70,557	46,330
Available Revenue Prior Fiscal Year (2-yr Old Funds) (old fees)	8,915	2,721	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	102,367	33,798	70,557
Available Revenue Prior Fiscal Year (3-yr Old Funds) (old fees)	1,379	8,915	2,721	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	102,367	33,798
Available Revenue Prior Fiscal Year (4-yr Old Funds) (old fees)	1,141	1,379	8,915	2,721	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	102,367
Available Revenue Prior Fiscal Year (5-yr Old Funds) (old fees)	21,796	1,141	1,379	8,915	2,721
Available Revenue Greater Than Five Prior Fiscal Years	-	-	-	-	-
Available Revenue Greater Than Five Prior Fiscal Years (old fees) ²	4,460	26,256	27,397	28,776	37,691
Total Revenue Available	\$ 142,779	\$ 176,577	\$ 247,134	\$ 293,464	\$ 556,168

Result: Five-year revenue test met in accordance with Government Code 66001 (d).

Notes:

¹ In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

² Public Safety Development Impact Fee Fund reports money being held past the fifth year of first deposit. The City intends to purchase a new ambulance using these funds. However, the balance was insufficient at the time the FY 2018-19 Budget was adopted to cover the purchase. Acquisition is planned for FY 2019-20.

CITY OF ALAMEDA
Financial Summary Report
Development Impact Fee - Parks

Statement of Revenues, Expenditures and Changes in Fund Balance
Last Five Fiscal Years

Description	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19 (unaudited)
REVENUES					
Fees	\$ 691,553	\$ 304,558	\$ 409,799	\$ 239,598	\$ 58,443
Interest	2,808	17,075	(4,220)	11,768	19,439
Interest on Loan Repayment	-	-	-	-	-
Total Revenue	<u>694,361</u>	<u>321,633</u>	<u>405,579</u>	<u>251,366</u>	<u>77,882</u>
EXPENDITURES					
Transfers Out/Capital Outlay/Contractual Services	-	1,121,366	936,795	2,123,316	-
Loan Repayment	-	-	-	56,580	29,402
Total Expenditures	<u>-</u>	<u>1,121,366</u>	<u>936,795</u>	<u>2,179,896</u>	<u>29,402</u>
REVENUES OVER (UNDER) EXPENDITURES	694,361	(799,733)	(531,216)	(1,928,530)	48,480
Fund Balance, Beginning of Year	446,287	1,140,648	340,915	(190,301)	(2,118,831)
Fund Balance, End of Year	<u>\$ 1,140,648</u>	<u>\$ 340,915</u>	<u>\$ (190,301)</u>	<u>\$ (2,118,831)</u>	<u>\$ (2,070,351)</u>

Five-Year Revenue Test Using First In First Out Method

Available Revenue Current Fiscal Year ¹	\$ 694,361	\$ 321,633	\$ (190,301)	\$ (2,118,831)	\$ (29,402)
Available Revenue Current Fiscal Year (old fees) ¹	-	-	-	-	-
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	19,282	-	-	(2,040,949)
Available Revenue Prior Fiscal Year (2-yr Old Funds) (old fees)	90,237	-	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds) (old fees)	1,132	-	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds) (old fees)	8,887	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds) (old fees)	61,426	-	-	-	-
Available Revenue Greater Than Five Prior Fiscal Years	-	-	-	-	-
Available Revenue Greater Than Five Prior Fiscal Years (old fees)	284,605	-	-	-	-
Total Revenue Available	<u>\$ 1,140,648</u>	<u>\$ 340,915</u>	<u>\$ (190,301)</u>	<u>\$ (2,118,831)</u>	<u>\$ (2,070,351)</u>

Result: Five-year revenue test met in accordance with Government Code 66001 (d).

Notes:

¹ In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

CITY OF ALAMEDA
Financial Summary Report
Development Impact Fee - Public Facilities

Statement of Revenues, Expenditures and Changes in Fund Balance
Last Five Fiscal Years

Description	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19 (unaudited)
REVENUES					
Fees	\$ 85,747	\$ 47,554	\$ 58,283	\$ 28,920	\$ 164,133
Interest	661	2,371	(278)	450	3,326
Total Revenue	<u>86,408</u>	<u>49,925</u>	<u>58,005</u>	<u>29,370</u>	<u>167,459</u>
EXPENDITURES					
Capital Outlay/Contractual Services	100,000	105,000	106,089	-	-
Total Expenditures	<u>100,000</u>	<u>105,000</u>	<u>106,089</u>	<u>-</u>	<u>-</u>
REVENUES OVER (UNDER) EXPENDITURES	(13,592)	(55,075)	(48,084)	29,370	167,459
Fund Balance, Beginning of Year	168,231	154,639	99,564	51,480	80,850
Fund Balance, End of Year	<u>\$ 154,639</u>	<u>\$ 99,564</u>	<u>\$ 51,480</u>	<u>\$ 80,850</u>	<u>\$ 248,309</u>

Five-Year Revenue Test Using First In First Out Method

Available Revenue Current Fiscal Year ¹	\$ 83,438	\$ 49,925	\$ 51,480	\$ 29,370	\$ 167,459
Available Revenue Current Fiscal Year (old fees) ¹	2,970	-	-	-	-
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	49,639	-	51,480	29,370
Available Revenue Prior Fiscal Year (2-yr Old Funds) (old fees)	18,484	-	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	51,480
Available Revenue Prior Fiscal Year (3-yr Old Funds) (old fees)	2,447	-	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds) (old fees)	3,129	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds) (old fees)	14,928	-	-	-	-
Available Revenue Greater Than Five Prior Fiscal Years	-	-	-	-	-
Available Revenue Greater Than Five Prior Fiscal Years (old fees)	29,243	-	-	-	-
Total Revenue Available	<u>\$ 154,639</u>	<u>\$ 99,564</u>	<u>\$ 51,480</u>	<u>\$ 80,850</u>	<u>\$ 248,309</u>

Result: Five-year revenue test met in accordance with Government Code 66001 (d).

Notes:

¹ In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

CITY OF ALAMEDA
Financial Summary Report
Development Impact Fee - Transportation

Statement of Revenues, Expenditures and Changes in Fund Balance
Last Five Fiscal Years

Description	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19 (unaudited)
REVENUES					
Fees	\$ 325,868	\$ 185,504	\$ 223,007	\$ 74,007	\$ 274,087
Interest	10,311	20,740	3,805	7,521	37,057
Interest on Loan Repayment				17,100	3,920
Total Revenue	<u>336,179</u>	<u>206,244</u>	<u>226,812</u>	<u>98,628</u>	<u>315,064</u>
EXPENDITURES					
Transfers Out/Capital Outlay	1,537,409	75,440	-	37,579	1,527,370
Contractual Services	23,791	-	-	-	-
Loan Repayment	-	-	-	-	-
Total Expenditures	<u>1,561,200</u>	<u>75,440</u>	<u>-</u>	<u>37,579</u>	<u>1,527,370</u>
REVENUES OVER (UNDER) EXPENDITURES	(1,225,021)	130,804	226,812	61,049	(1,212,306)
Fund Balance, Beginning of Year	2,774,707	1,549,686	1,680,490	1,907,302	1,968,351
Fund Balance, End of Year	<u>\$ 1,549,686</u>	<u>\$ 1,680,490</u>	<u>\$ 1,907,302</u>	<u>\$ 1,968,351</u>	<u>\$ 756,045</u>

Five-Year Revenue Test Using First In First Out Method

Available Revenue Current Fiscal Year ¹	\$ 251,140	\$ 206,244	\$ 226,812	\$ 98,628	\$ 315,064
Available Revenue Current Fiscal Year (old fees) ¹	85,039	-	-	-	-
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	251,140	206,244	226,812	98,628
Available Revenue Prior Fiscal Year (2-yr Old Funds) (old fees)	203,146	85,039	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	251,140	206,244	226,812
Available Revenue Prior Fiscal Year (3-yr Old Funds) (old fees)	371,536	203,146	85,039	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	251,140	115,541
Available Revenue Prior Fiscal Year (4-yr Old Funds) (old fees)	346,037	371,536	203,146	85,039	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds) (old fees)	292,788	346,037	371,536	203,146	-
Available Revenue Greater Than Five Prior Fiscal Years	-	-	-	-	-
Available Revenue Greater Than Five Prior Fiscal Years (old fees)	-	217,348	563,385	897,342	-
Total Revenue Available	<u>\$ 1,549,686</u>	<u>\$ 1,680,490</u>	<u>\$ 1,907,302</u>	<u>\$ 1,968,351</u>	<u>\$ 756,045</u>

Result: Five-year revenue test met in accordance with Government Code 66001 (d).

Notes:

¹ In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

CITY OF ALAMEDA
Financial Summary Report
Development Impact Fee - Alameda Point

Statement of Revenues, Expenditures and Changes in Fund Balance
Last Five Fiscal Years

Description	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19 (unaudited)
REVENUES					
Fees *	\$ -	\$ -	\$ 1,000,000	\$ -	\$ (1,000,000)
Interest *	-	-	6,111	5,957	(12,068)
Total Revenue	-	-	1,006,111	5,957	(1,012,068)
EXPENDITURES					
Capital Outlay/Contractual Services	-	-	-	-	-
Total Expenditures	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	-	-	1,006,111	5,957	(1,012,068)
Fund Balance, Beginning of Year	-	-	-	1,006,111	1,012,068
Fund Balance, End of Year	\$ -	\$ -	\$ 1,006,111	\$ 1,012,068	\$ -

Five-Year Revenue Test Using First In First Out Method

Available Revenue Current Fiscal Year ¹	\$ -	\$ -	\$ -	\$ -	\$ -
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater Than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Result: Five-year revenue test met in accordance with Government Code 66001 (d).

Notes:

¹ In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

* Funds deposited in FY 2016-17 were incorrectly posted to the Alameda Point DIF account and represent deposit made by East Bay Municipal Utilities District (EBMUD) for certain water infrastructure improvements. The entire balance, including interest earned on the balance, is unrelated to DIF and is reclassified for FY 2018-19 to appropriate account.

CITY OF ALAMEDA
Financial Summary Report
Development Impact Fee - Police and Fire

Statement of Revenues, Expenditures and Changes in Fund Balance
Last Five Fiscal Years

Description	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19 (unaudited)
REVENUES					
Fees	\$ 48,430	\$ 31,937	\$ 20,166	\$ -	\$ -
Interest	-	3,504	(1,260)	321	1,201
Transfer In - General Fund	115,002	-	-	-	-
Total Revenue	<u>163,432</u>	<u>35,441</u>	<u>18,906</u>	<u>321</u>	<u>1,201</u>
EXPENDITURES					
Transfer Out - Debt Service on 2008 COPs	-	235,000	-	-	-
Total Expenditures	<u>-</u>	<u>235,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
REVENUES OVER (UNDER) EXPENDITURES	163,432	(199,559)	18,906	321	1,201
Fund Balance, Beginning of Year	70,468	233,900	34,341	53,247	53,568
Fund Balance, End of Year	<u>\$ 233,900</u>	<u>\$ 34,341</u>	<u>\$ 53,247</u>	<u>\$ 53,568</u>	<u>\$ 54,769</u>

Five-Year Revenue Test Using First In First Out Method

Available Revenue:					
Current Fiscal Year ¹	\$ 163,432	\$ 34,341	\$ 18,906	\$ 321	\$ 1,201
Prior Fiscal Year (2-yr Old Funds)	70,468	-	34,341	18,906	321
Prior Fiscal Year (3-yr Old Funds)	-	-	-	34,341	18,906
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	34,341
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Greater Than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ 233,900</u>	<u>\$ 34,341</u>	<u>\$ 53,247</u>	<u>\$ 53,568</u>	<u>\$ 54,769</u>

Result: Five-year revenue test met in accordance with Government Code 66001 (d).

Notes:

¹ In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

NOTES TO THE DEVELOPMENT IMPACT FEE REPORT

The Notes address two items required by California Government Code Section 66006 (b).

Note 1 - Interfund Loan

In June 2017, the City Council approved an interfund loan from the Transportation Development Impact Fee Fund to the Parks Development Impact Fee Fund in an amount of \$900,000. The purpose of the loan is to fund construction of the Cross Alameda Trail through Jean Sweeney Open Space Park. The loan bears simple interest at an annual rate equivalent to the Local Agency Investment Fund rate in effect at the time. The loan matures on June 30, 2022. As of October 2018, the loan was paid in full.

Note 2 – Refund of Developer Fee

At this time, all fees being collected pursuant to the Developer Fee program have been earmarked for current or future capital projects necessary to maintain the current levels of services within existing service areas to serve new development.

DEVELOPMENT IMPACT FEE AND DEVELOPMENT AGREEMENT FEE PROJECTS IDENTIFICATION

The Development Impact Fees and Development Agreement Fee projects identification table illustrates the following reporting requirements defined by California Government Code Section 66006 (b):

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.

CITY OF ALAMEDA
DEVELOPMENT IMPACT FEE AND DEVELOPMENT AGREEMENT FEE PROJECT IDENTIFICATION
As of June 30, 2019

				Development Impact Fees		
Project Name	Project Phase	Estimated Completion Date	Estimated Project Cost	Budget to 6/30/2019	Funding to 6/30/2019	Estimated % of Project Funded with Fees
Public Safety Facilities						
Fire Station #3	Completed	June 2018	\$ 6,460,109	\$ -	\$ -	0%
Emergency Operations Center (EOC) Expansion	Completed	June 2018	\$ 4,591,459	\$ -	\$ -	0%
Public Safety Training Facility-Alameda Point #2	Planned	FY 2022-23	\$ 10,500,000	\$ -	\$ -	0%
Expand Station 1	Inactive	FY 2021-22	\$ 2,800,000	\$ -	\$ -	0%
Upgrade Emergency Communication Equipment	Completed	FY 2015-17	\$ 100,000	\$ -	\$ -	0%
Ambulance for Station for FS #3	Active	FY 2019-20	\$ 400,000	\$ -	\$ -	0%
Expand Work Area - Police Department	Planned	June 2021	\$ 750,000	\$ -	\$ -	0%
Emergency Vehicle System (GPS based)	Completed	FY 2015-16	\$ 150,000	\$ -	\$ -	0%
Total Public Safety Facilities DIF			\$ 25,751,568	\$ -	\$ -	
Parks						
Encinal/Alameda High Schools Swim Center Renovation	Complete	2016	\$ 750,000	\$ 228,000	\$ 228,000	30%
Estuary Park - Phase 1	Complete	2019	\$ 5,576,000	\$ 2,062,000	\$ 2,062,000	37%
Estuary Park - Phase 2	Planned	2023	\$ 3,580,000	\$ -	\$ -	0%
Jean Sweeney Open Space Park - Cross Alameda Trail and Phase 1	Active	2020	\$ 11,613,438	\$ 1,536,438	\$ 1,536,438	13%
Jean Sweeney Open Space Park - Phases 2 and 3	Planned	2029	\$ 11,990,000	\$ -	\$ -	0%
City Aquatic Center	Active	2022	\$ 12,000,000	\$ -	\$ -	0%
Playground Annual Replacement	Complete	2017	\$ 530,000	\$ 400,000	\$ 355,039	75%
East End Dog Park	Planned	2024	\$ 160,000	\$ -	\$ -	0%
Alameda Point Sports Complex	Inactive	2035	\$ 35,168,000	\$ -	\$ -	0%
Adding maintenance vehicles to fleet	Active	2035	\$ 100,000	\$ -	\$ -	0%
Total Parks DIF			\$ 81,467,438	\$ 4,226,438	\$ 4,181,477	
Public Facilities						
Fire Station #3 / Emergency Operations Center	Complete	June 2018	\$ 100,000	\$ 100,000	\$ 100,000	100%
Citywide GIS Program - Asset Mapping	Active	2025	\$ 210,000	\$ 210,000	\$ 211,089	100%
Citywide GIS Program	Active	2025	\$ 390,000	\$ -	\$ -	0%
Library Facility Expansion	Not started	2029	\$ 500,000	\$ -	\$ -	0%
Library Collections & Technology Improvements	Not started	2029	\$ 200,000	\$ -	\$ -	0%
Carnegie Intensification	Planned	2030	\$ 1,500,000	\$ -	\$ -	0%
Install Trash Reduction Equipment for New Development	Planned	June 2025	\$ 1,900,000	\$ -	\$ -	0%
Total Public Facilities DIF			\$ 4,800,000	\$ 310,000	\$ 311,089	
Transportation						
		Ongoing				
New Signals and Upgrades	Active	through 2040	\$ 4,160,000	\$ -	\$ -	0%
Mariner Square Drive Extension	Planned	2025	\$ 7,300,000	\$ -	\$ -	0%
Tiden Way Phase 2 ¹	Active	2025		See note ¹		

CITY OF ALAMEDA
DEVELOPMENT IMPACT FEE AND DEVELOPMENT AGREEMENT FEE PROJECT IDENTIFICATION
As of June 30, 2019

				Development Impact Fees		
Project Name	Project Phase	Estimated Completion Date	Estimated Project Cost	Budget to 6/30/2019	Funding to 6/30/2019	Estimated % of Project Funded with Fees
Transportation (continued)						
Mitchell Street Improvement Project (West of AL 2)	Planned	2030	\$ 7,600,000	\$ -	\$ -	0%
Ralph App Mem Parkway-Street Improvements	Planned	2023	\$ 2,000,000	\$ -	\$ -	0%
Ralph App Mem Parkway-Green Belt & Trans Corridor (Cross Alamda Trail)	Construction	2020	\$ 6,980,060	\$ 1,539,000	\$ 1,177,124	22%
Clement Avenue Extension @ Tilden Way	Active	2025	\$ 6,800,000	\$ 262,000	\$ 37,710	4%
Stargell from 5th to Main Transportation Improvements	Planned	2025	\$ 800,000	\$ -	\$ -	0%
Park Street Streetscape Improvements - North of Lincoln	Planned	2030	\$ 2,500,000	\$ -	\$ -	0%
Webster Street Improvements - Pacific to Atlantic	Planned	2030	\$ 2,900,000	\$ -	\$ -	0%
Alameda Point Ferry Terminal	Construction	2020	\$ 23,804,676	\$ -	\$ -	0%
Traffic Calming (Specific Areas)	Active	Ongoing through 2040	\$ 2,150,000	\$ 444,000	\$ -	21%
Traffic Signals, Calming and Systems	Active	Ongoing through 2040	\$ 2,050,000	\$ 300,000	\$ 300,000	15%
Otis Drive Traffic Calming and Safety Improvements	Active	2020	\$ 1,000,000	\$ 200,000	\$ 149,099	20%
Clement Avenue Safety Improvements	Active	2022	\$ 641,000	\$ 74,000	\$ -	12%
Central Avenue Safety Improvements	Active	2022	\$ 557,000	\$ 150,000	\$ 77,016	27%
Shoreline Drive Bike Lanes	Complete	2016	\$ 986,272	\$ 508,369	\$ 508,369	52%
Alameda Point Wayfinding Signage	Complete	2016	\$ 401,000	\$ 401,000	\$ 393,209	100%
Streets Resurfacing (FY 13/14)	Complete	2015	\$ 2,452,084	\$ 558,026	\$ 558,026	23%
Streets Resurfacing (FY 14/15)	Complete	2016	\$ 2,500,000	\$ 550,000	\$ -	22%
Bike / Pedestrian	Active	Ongoing through 2040	\$ 946,000	\$ 56,000	\$ -	6%
Signals/Stripping/Systems	Active	Ongoing through 2040	\$ 1,445,055	\$ 44,000	\$ 44,000	3%
Fruitvale Bridge-Lifeline	Planned	2035	\$ 10,000,000	\$ -	\$ -	0%
Bus Stop Accessibility Improvements	Active	Ongoing through 2040	\$ 72,100	\$ -	\$ -	0%
Emergency Vehicle System (Traffic Signals)	Active	2030	\$ 500,000	\$ -	\$ -	0%
Total Transportation DIF			\$ 90,545,247	\$ 5,086,395	\$ 3,244,553	
Alameda Point						
Backbone Infrastructure (Water, Sewer, Storm Drain, etc.)	Construction	2040	\$ 500,000,000	\$ -	\$0	0%
Total Alameda Point DIF			\$ 500,000,000	\$ -	\$ -	
Police and Fire Impact Fees						
Police jail addition/remodel ²	Complete	1992	\$ 1,485,300	\$ 1,485,300	\$2,017,308 ³	100%
Total Police and Fire Impact Fees			\$ 1,485,300	\$ 1,485,300	\$ 2,017,308	

CITY OF ALAMEDA
DEVELOPMENT IMPACT FEE AND DEVELOPMENT AGREEMENT FEE PROJECT IDENTIFICATION
As of June 30, 2019

				Development Impact Fees		
Project Name	Project Phase	Estimated Completion Date	Estimated Project Cost	Budget to 6/30/2019	Funding to 6/30/2019	Estimated % of Project Funded with Fees
FISC/Catellus Traffic Fee						
Oakland/Alameda Access Project	Planned	2026	\$ 113,301,000	\$ -	\$0 ⁴	0%
Total FISC/Catellus Traffic Fee			\$ 113,301,000	\$ -	\$ -	
Total Project Funding			\$ 817,350,553	\$ 11,108,133	\$ 9,754,427	

¹ Project combined with Clement Avenue Extension @ Tilden Way. Original estimated cost for the project was \$2,800,000, which is rolled into combined project.

² The City used proceeds from 1996 Certificates of Participation (COPs) to pay for the project. These COPs have been refinanced with 2008 COPs, which will be paid off in May 2022.

³ Amount includes principal and interest payments on the COPs used to finance the project.

⁴ The DIF funds may only be used for new improvements and the City is required to use other funds to pay for any remaining share of the improvement costs attributed to existing development. The two remaining projects funded by this fee are Jackson/5th Street and Harrison/7th Street intersection improvements, which were consolidated into one project named Oakland/Alameda Access Project. Until sufficient funds are available to cover the cost of these capital projects, the fund balances will continue to grow. These projects are included in the deferred Capital Improvement Program budget until such time as sufficient funds become available.

CITY OF ALAMEDA RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALAMEDA TO RECEIVE AND FILE THE FISCAL YEAR 2018-19 DEVELOPMENT IMPACT FEE REPORT AND FIVE-YEAR REPORT AND MAKE CERTAIN FINDINGS, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66000 et seq.

WHEREAS, on July 1, 2014, the City Council approved Ordinance 3098 adopting the City of Alameda Development Impact Fee applicable to new development projects pursuant to Alameda Municipal Code Section 27-3 and 27-4, which became effective on September 15, 2014; and

WHEREAS, on June 6, 2017, the City Council approved Resolution 15272 adopting the Fiscal Years 2017-18 and 2018-19 Operating Budget and Capital Improvement Program (CIP) Budget; and

WHEREAS, California Government Code Section 66006(b) requires that for each separate account or fund established for the collection and expenditure of Development Impact Fees, the City shall make available to the public within one hundred eighty (180) days after the last day of each fiscal year a report; and

WHEREAS, California Government Code Section 66006(b)(2) requires that the City review the information made available to the public at a regularly scheduled public meeting not less than 15 days after the information is made available to the public; and

WHEREAS, this report was filed with the City Clerk's office and available for public review on December 2nd, 2019; and

WHEREAS, the City has complied with all of the foregoing provisions.

NOW, THEREFORE BE IT RESOLVED

Section 1. That the City Council does hereby find and determine that the foregoing recitals and determinations are true and correct.

Section 2. That the City Council of the City of Alameda at a public meeting has reviewed the following information pursuant to California Government Code Section 66006(b)(1), as is required by California Government Code Section 66006(b)(2), including:

- (A) A brief description of the type of fee in the account or fund;
- (B) The amount of the fee;
- (C) The beginning and ending balance of the account or fund;
- (D) The amount of fees collected and the interest earned;
- (E) An identification of each public improvement on which fees were expended and the amount of the expenditure of each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
- (F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in Section 66001(a)(2), and the public improvement remains incomplete;

- (G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan; and
- (H) The amount refunds made pursuant to Section 66001(e) and any allocations pursuant to Section 66001(f).

Section 3. That the City Council of the City of Alameda at a public meeting has reviewed the proposed findings for unexpended funds, including:

- (1) Identifying the purpose to which the fee is to be put;
- (2) Demonstrating a reasonable relationship between the fee and the purpose for which it is charged;
- (3) Identifying all sources and amounts of funding anticipate to complete financing in incomplete improvements; and
- (4) Designating the approximate dates on which the funding referred to in subparagraph (C) is expected to be deposited into the appropriate account or fund.

Section 4. That the City Council of the City of Alameda hereby determines that all reportable fees, collections and expenditures have been received, deposited, invested and expended in compliance with the relevant sections of the California Government Code and all other applicable laws for the fiscal year 2018-19.

Section 5. That the City Council of the City of Alameda hereby determines that no refunds and allocations of reportable fees, as required by California Government Code Section 66001, are deemed payable at this time.

Section 6. That the City Council of the City of Alameda hereby determines that the City is in compliance with California Government Code Section 66000, *et seq.*, relative to receipt, deposit, investment, expenditure or refund of reportable fees received and expended relative to City Facilities for new development for the fiscal year 2018-19.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Alameda that said Council hereby approves a resolution to receive and file the Fiscal Year 2018-19 Development Impact Fee report and Five-Year Report and make certain findings, as required by California Government Code Section 66000 *et seq.*

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 17th day of December 2019, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this 18th day of December 2019.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda