

# Development Impact Fee Report

Fiscal Year Ended June 30, 2020



150 City Park Way  
Brentwood, CA 94513



## City Council as of June 30, 2020

Robert Taylor ..... Mayor  
Joel Bryant ..... Vice Mayor  
Karen Rarey ..... Council Member  
Johnny Rodriguez ..... Council Member  
Claudette Staton ..... Council Member

## Executive Team as of June 30, 2020

Tim Ogden ..... City Manager  
Damien Brower ..... City Attorney  
Sukari Beshears ..... Director of Human Resources/Risk Manager  
Kerry Breen ..... City Treasurer/Director of Finance and Information Systems  
Terrence Grindall ..... Assistant City Manager  
Tom Hansen ..... Chief of Police  
Casey McCann ..... Director of Community Development  
Bruce Mulder ..... Director of Parks and Recreation  
Miki Tsubota ..... Director of Public Works/City Engineer



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December 8, 2020

The Honorable Mayor, Members of the City Council and Citizens of Brentwood  
Brentwood, CA 94513

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

State law requires any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66006 (b) and 66001 (d), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for the City of Brentwood, California for the fiscal year (FY) ended June 30, 2020.

DIFs are charged by local governmental 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 §§ 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".

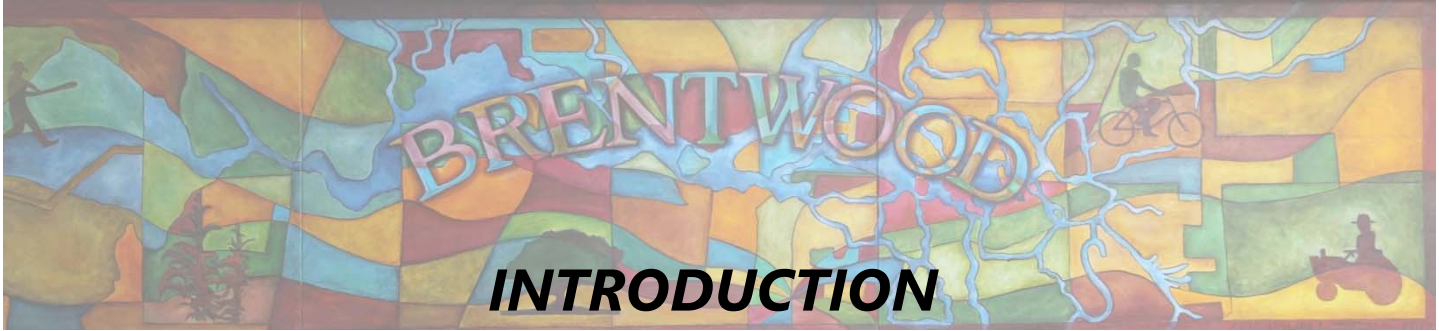
In Brentwood, DIFs are collected at the time a building permit is issued for the purpose of mitigating the impacts caused by new development on the City's infrastructure. Fees are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development. A separate fund has been established to account for the impact of new development on each of the following types of public facilities: Water, Roadway, Parks and Trails, Wastewater, Community Facilities and Fire.

Fees imposed on new development within the City have been in place since 1979. In 1989, the City prepared its first "Capital Improvements Costs and Basis of Development Fees" report which was a detailed study of the impacts of future growth on local facilities. This report provided the analysis and support for the DIFs imposed by the City, with various updates to the study occurring through 1998. In the 1999 update of the study, the report was renamed the City of Brentwood Development Fee Program with the most recent update, the City of Brentwood Development Fee Program ("DIF Program"), being adopted by City Council on November 14, 2017.

State law 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. This report was filed with the City Clerk's office and available for public review on November 23, 2020.

Respectfully submitted,

Kerry Breen  
City Treasurer/Director of Finance and Information Systems





## **LEGAL REQUIREMENTS FOR DEVELOPMENT IMPACT FEE REPORTING**

### **A. CALIFORNIA GOVERNMENT CODE SECTION 66006 (b)**

California Government Code Section 66006 (b) defines the specific reporting requirements for local agencies that impose AB 1600 DIFs 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. The applicable page numbers for the location where each item can be found in the report are provided for reference.

- A brief description of the type of fee in the account or fund. *(Pages 4 to 5)*
- The amount of the fee. *(Page 5)*
- The beginning and ending balance of the account or fund. *(Page 7)*
- The amount of the fees collected and interest earned. *(Pages 7 to 13)*
- 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. *(Page 21)*
- 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. *(Page 21)*
- 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. *(Pages 15 to 18)*
- The amount of refunds made due to sufficient 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. *(Page 18)*

### **B. CALIFORNIA GOVERNMENT CODE SECTION 66001 (d)**

For all funds established for the collection and expenditure of DIFs, California 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.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

As of June 30, 2020, the City's Fire DIF Fund reports funds held past the fifth year of first deposit, therefore, the City is reporting the following findings relating to the Fire DIF Fund:

- The available Fire DIF funds are intended for the East Contra Costa Fire Protection District (ECCFPD) Administration and Fire Station Capital Improvement Program (CIP) project 337-37030. This project was projected to commence in FY 2020/21.
- The purpose of the Fire DIF is to provide necessary funding for fire facilities required to serve new development in the City through build-out as defined by the General Plan. The ECCFPD Administration and Fire Station project will construct an approximately 15,000 sq. ft. administration building and 7,000 sq. ft. fire station, within the City. This project will also include an emergency operations center for ECCFPD and a Police substation.
- The current total project budget is \$15,930,000 and is, at this time, projected to be partially funded by Fire DIFs.
- On October 22, 2019, City Council approved the use of a design-build procurement method for the design and construction of the new fire station and authorized staff to issue a request for proposals for architectural design services for the project.
- Any necessary amendments to the project name, description, location, commencement date or funding as well as award of agreement for design services will be brought back to Council for approval in FY 2020/21.

Additional information about the ECCFPD Administration and Fire Station project can be found in the City's most recently adopted CIP (see Additional Notes below).

Subsequent to June 30, 2020, the City entered into negotiations to transfer Fire Station No. 52, the parcel of land designated as the site for the construction of the ECCFPD Administration and Fire Station and Fire DIF cash balance to the ECCFPD to allow for ECCFPD to own all current and future fire facilities in the City. These negotiations were still in process as of the date of this report.

### **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 annually produces a five-year CIP which helps to maintain and support the City's General Plan as well as identify situations where infrastructure is needed to accommodate the planned development.

The City's current, adopted 2020/21 – 2024/25 Capital Improvement Program can be found on the City's website at [www.brentwoodca.gov](http://www.brentwoodca.gov).

### **D. ESTABLISHING A REASONABLE RELATIONSHIP BETWEEN THE FEE AND THE PURPOSE FOR WHICH IT IS CHARGED**

The City's DIF Program has been in effect in Brentwood since FY 1989/90. The current DIF Program, titled the City of Brentwood Development Fee Program 2018 Update, was adopted on November 14, 2017. Adjustments to the fees shall be made annually in accord with the Engineering News Record

Construction Cost Index. The DIF Program sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs of those improvements based on the current General Plan for build-out. Comprehensive updates to the program are completed on an as-needed basis to ensure the program continues to reflect the appropriate fees in relation to updated costs.

Many of the City's CIP projects are financed in part by the impact fees outlined in the DIF Program. The City's capital improvements provide infrastructure to the residents and businesses in Brentwood in order to keep pace with ongoing development in, and adjacent to, the community. Estimated project costs, and the summary of fee apportionment to each development impact fee type, are detailed within the City's DIF Program beginning with Table 7 in that document.

Information on current CIP projects that are in the DIF Program can be found on page 21 including: Current Projects, Project Phase, Estimated Construction Start Date, Estimated Completion Date, Estimated Project Cost and Development Impact Fee information including Budget to Date, Funding to Date and Estimated % of Project Funded with fees.

#### **E. FUNDING OF INFRASTRUCTURE**

The 2020/21 – 2024/25 CIP identifies all funding sources and amounts for individual projects through FY 2024/25. The CIP is updated annually 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 impact fee based on the type of project. The percentage of use associated with existing residents or businesses are funded from other appropriate sources as identified on each individual project sheet in the CIP. All future planned infrastructure needs are outlined in the DIF Program. Estimated construction start dates for projects are adjusted, as needed, to reflect the needs of the community.

#### **F. CURRENT MAJOR CIP PROJECTS**

In 2019/20, the planning and design for the Innovation Center @ Brentwood (formerly known as Priority Area 1 "PA-1" Specific Plan area) Infrastructure Improvements project began, funded partially by Roadway DIFs. In FY 2019/20, the Non-Potable Storage Facility project was completed. This project was funded through a State Revolving Fund (SRF) loan to be repaid, in-part, with Wastewater DIFs. Also under construction is the Wastewater



Treatment Plant (WWTP) – Phase II Expansion project. This project will also be funded through an SRF loan, which will be repaid in part by Wastewater DIFs. Additional budget information regarding CIP projects funded by DIFs is shown in the table on page 21.





**DESCRIPTION OF DEVELOPMENT IMPACT FEES**

Water Development Impact Fee – To provide for the expansion of production, storage, transmission, treatment and distribution facilities in the water utility as specified in the City’s Water Master Plan (2017) and DIF Program.

Roadway Development Impact Fee – To provide for traffic improvements necessary to accommodate the increase in traffic generated by new development as specified in the City’s General Plan – Circulation Element and DIF Program.

Parks and Trails Development Impact Fee – To provide for the acquisition and development of parks as specified in the City’s Parks, Trails and Recreation Master Plan Update (2019) and DIF Program.

Wastewater Development Impact Fee – To provide for the expansion of collection and treatment capacities in the wastewater utility and expansion of non-potable water facilities as specified in the City’s Sewer Master Plan (2017), the Recycled Water Feasibility Study (2013) and DIF Program.

Community Facilities Development Impact Fee – To provide for the expansion, design and construction of capital facilities that attain the Community Services and Facilities goals of the City’s General Plan as specified in the City’s CIP and DIF Program.

Fire Development Impact Fee – To provide for the expansion, design and construction of fire facilities as set forth in the East Contra Costa Fire Protection District (ECCFPD), formerly East Diablo Fire Protection District (EDFPD), Facilities Financing Plan and Impact Fee Study (January 1998), the City’s Fire Mitigation Fee Study (February 2004) and DIF Program.

**CURRENT FEE SCHEDULE** – The DIF Program is reviewed annually in conjunction with the development of the CIP to ensure the DIF Program is accounting for all planned future development. The updated DIF Program information is then used to determine the amount of fees available for the funding of the proposed CIP projects.

<b>DEVELOPMENT FEE PROGRAM <sup>(1)</sup></b>					
<b>SCHEDULE OF FEES</b>					
<b>General Plan Build Out</b>					
<b>Fee Category</b>	<b>RESIDENTIAL per Unit</b>		<b>NON-RESIDENTIAL per Building SF</b>		
	<b>Single Family</b>	<b>Multi-Family</b>	<b>Commercial</b>	<b>Office</b>	<b>Industrial/ Institutional</b>
Administration	\$691.98	\$511.44	\$0.4524	\$0.5808	\$0.3466
Community Facilities	\$1,772.07	\$1,309.73	\$0.4231	\$0.5431	\$0.3241
Fire <sup>(2), (3), (4)</sup>	\$952.85	\$952.85	\$0.1882	\$0.1882	\$0.1882
Parks and Trails	\$6,718.74	\$4,965.82	-	-	-
Roadways	\$13,390.11	\$8,301.87	\$4.9895	\$5.9854	\$3.6957
Wastewater	\$8,136.56	\$6,013.73	\$1.8496	\$2.1859	\$1.5180
Water	\$12,984.46	\$5,325.94	\$1.3372	\$1.6458	\$1.1429
<b>Total Fees</b>	<b>\$44,646.77</b>	<b>\$27,381.38</b>	<b>\$9.24</b>	<b>\$11.13</b>	<b>\$7.22</b>

<sup>(1)</sup> Fees updated July 1, 2019, pursuant to City Council Resolution No. 2017-146

<sup>(2)</sup> 1998 EDFPD & 2004 City of Brentwood Fire Fee Studies

<sup>(3)</sup> Pursuant to City Council Resolution No. 92-24 - \$20 per building permit is for administration.

<sup>(4)</sup> Pursuant to July 28, 2020 City Council Resolution 2020-101, payment of the East Contra Costa Fire Protection District Development Impact Fee will provide a credit against the City’s Fire Facility Fee for each residential unit or non-residential building.



## Financial Summary Report

### Statement of Revenues, Expenditures and Changes in Fund Balance For the Year Ended June 30, 2020

#### Development Impact Fees

Description	Water	Roadway	Parks and Trails	Wastewater	Community Facilities	Fire
<b>REVENUES</b>						
Fees	\$ 1,681,362	\$ 2,628,463	\$ 1,239,281	\$ 1,528,913	\$ 438,709	\$ 280,710
Interest	243,884	707,124	69,336	670,243	37,486	313,924
Other Revenues	-	704,522 <sup>(1)</sup>	21,114 <sup>(1)</sup>	-	183,724 <sup>(1)</sup>	-
<b>Total Revenues</b>	<u>1,925,246</u>	<u>4,040,109</u>	<u>1,329,731</u>	<u>2,199,156</u>	<u>659,919</u>	<u>594,634</u>
<b>EXPENDITURES</b>						
Expenditures	877,573	4,841,343	1,169,213	2,809,362	220,965	27,051
<b>Total Expenditures</b>	<u>877,573</u>	<u>4,841,343</u>	<u>1,169,213</u>	<u>2,809,362</u>	<u>220,965</u>	<u>27,051</u>
<b>REVENUES OVER (UNDER)</b>						
<b>EXPENDITURES</b>	1,047,673	(801,234)	160,518	(610,206)	438,954	567,583
<b>Fund Balance, Beginning of Year</b>	<u>(6,690,675)</u>	<u>9,065,047</u>	<u>1,369,379</u>	<u>6,588,551</u>	<u>(873,162)</u>	<u>6,142,277</u>
<b>Fund Balance, End of Year</b>	<u>\$ (5,643,002) <sup>(2)</sup></u>	<u>\$ 8,263,813</u>	<u>\$ 1,529,897</u>	<u>\$ 5,978,345</u>	<u>\$ (434,208) <sup>(3)</sup></u>	<u>\$ 6,709,860</u>

**Notes:**

- (1) Other revenues include transfers in associated with CIP project funding timing changes, the closure of CIP projects and developer contributions for fair share improvements.
- (2) The Water DIF Fund reports a negative fund balance as a result of bonds payable associated with the Surface Water Treatment Facility. The payable as of June 30, 2020 is \$11,032,269.
- (3) The Community Facilities DIF Fund reports a negative fund balance due to timing issues which are expected to be corrected over the next several years as development occurs. CIP projects have been funded in advance on the basis of fees being collected in ensuing years. This type of fiscal management is mandatory to support the infrastructure needed to accommodate the planned development.





## Water Development Impact Fee Fund

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

Description	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20
<b>REVENUES</b>					
Fees	\$ 3,713,700	\$ 2,106,069	\$ 3,558,249	\$ 1,854,564	\$ 1,681,362
Interest	74,934	13,844	15,559	247,376	243,884
Other Revenues	-	62,421 <sup>(1)</sup>	-	47,326 <sup>(1)</sup>	-
<b>Total Revenues</b>	<u>3,788,634</u>	<u>2,182,334</u>	<u>3,573,808</u>	<u>2,149,266</u>	<u>1,925,246</u>
<b>EXPENDITURES</b>					
Expenditures	1,799,944	2,256,127	1,566,704	2,766,079	877,573
<b>Total Expenditures</b>	<u>1,799,944</u>	<u>2,256,127</u>	<u>1,566,704</u>	<u>2,766,079</u>	<u>877,573</u>
<b>REVENUES OVER (UNDER)</b>					
<b>EXPENDITURES</b>	1,988,690	(73,793)	2,007,104	(616,813)	1,047,673
<b>Fund Balance, Beginning of Year</b>	<u>(9,995,863)</u>	<u>(8,007,173)</u>	<u>(8,080,966)</u>	<u>(6,073,862)</u>	<u>(6,690,675)</u>
<b>Fund Balance, End of Year</b>	<u>\$ (8,007,173) <sup>(2)</sup></u>	<u>\$ (8,080,966) <sup>(2)</sup></u>	<u>\$ (6,073,862) <sup>(2)</sup></u>	<u>\$ (6,690,675) <sup>(2)</sup></u>	<u>\$ (5,643,002) <sup>(2)</sup></u>

#### Five-Year Revenue Test Using First In First Out Method <sup>(3)</sup>

Revenue Available:					
Current Fiscal Year	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
<b>Total Revenue Available</b>	<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) Other revenues include transfers in associated with the closure of CIP projects.
- (2) The Water DIF Fund reports a negative fund balance as a result of bonds payable associated with the Surface Water Treatment Facility. The amount payable as of June 30, 2020 is \$11,032,269. The fund balance includes the balance owed on the debt and annual debt payments will continue through 2038. This fund has a positive cash and investments balance at June 30, 2020 of \$4,910,227.
- (3) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



## Roadway Development Impact Fee Fund

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

Description	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20
<b>REVENUES</b>					
Fees	\$ 3,455,393	\$ 4,791,511	\$ 4,476,246	\$ 2,142,750	\$ 2,628,463
Interest	165,890	10,655	20,631	607,134	707,124
Other Revenues	620,000 <sup>(1)</sup>	-	273,243 <sup>(1)</sup>	653,418 <sup>(1)</sup>	704,522 <sup>(1)</sup>
<b>Total Revenues</b>	<u>4,241,283</u>	<u>4,802,166</u>	<u>4,770,120</u>	<u>3,403,302</u>	<u>4,040,109</u>
<b>EXPENDITURES</b>					
Expenditures	3,580,297	2,141,532	1,653,417	4,853,491	4,841,343
<b>Total Expenditures</b>	<u>3,580,297</u>	<u>2,141,532</u>	<u>1,653,417</u>	<u>4,853,491</u>	<u>4,841,343</u>
<b>REVENUES OVER (UNDER)</b>					
<b>EXPENDITURES</b>	660,986	2,660,634	3,116,703	(1,450,189)	(801,234)
<b>Fund Balance, Beginning of Year</b>	4,076,913	4,737,899	7,398,533	10,515,236	9,065,047
<b>Fund Balance, End of Year</b>	<u>\$ 4,737,899</u>	<u>\$ 7,398,533</u>	<u>\$ 10,515,236</u>	<u>\$ 9,065,047</u>	<u>\$ 8,263,813</u>

### Five-Year Revenue Test Using First In First Out Method <sup>(2)</sup>

Revenue Available:					
Current Fiscal Year	\$ 4,241,283	\$ 4,802,166	\$ 4,770,120	\$ 3,403,302	\$ 4,040,109
Prior Fiscal Year (2-yr Old Funds)	496,616	2,596,367	4,802,166	4,770,120	3,403,302
Prior Fiscal Year (3-yr Old Funds)	-	-	942,950	891,625	820,402
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
<b>Total Revenue Available</b>	<u>\$ 4,737,899</u>	<u>\$ 7,398,533</u>	<u>\$ 10,515,236</u>	<u>\$ 9,065,047</u>	<u>\$ 8,263,813</u>

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

**Notes:**

- (1) Other revenues include developer contributions for fair share improvements and transfers in associated with the closure of CIP projects.
- (2) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



**Parks and Trails Development Impact Fee Fund**

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

Description	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20
<b>REVENUES</b>					
Fees	\$ 3,457,763	\$ 3,001,952	\$ 1,890,544	\$ 1,348,772	\$ 1,239,281
Interest	1,117	3,180	1,914	49,349	69,336
Other Revenues	-	28,525 <sup>(1)</sup>	-	24,372 <sup>(1)</sup>	21,114 <sup>(1)</sup>
<b>Total Revenues</b>	<u>3,458,880</u>	<u>3,033,657</u>	<u>1,892,458</u>	<u>1,422,493</u>	<u>1,329,731</u>
<b>EXPENDITURES</b>					
Expenditures	1,667,299	2,260,735	1,562,464	982,918	1,169,213
<b>Total Expenditures</b>	<u>1,667,299</u>	<u>2,260,735</u>	<u>1,562,464</u>	<u>982,918</u>	<u>1,169,213</u>
<b>REVENUES OVER (UNDER)</b>					
<b>EXPENDITURES</b>	1,791,581	772,922	329,994	439,575	160,518
<b>Fund Balance, Beginning of Year</b>	(1,964,693)	(173,112)	599,810	929,804	1,369,379
<b>Fund Balance, End of Year</b>	<u>\$ (173,112) <sup>(2)</sup></u>	<u>\$ 599,810</u>	<u>\$ 929,804</u>	<u>\$ 1,369,379</u>	<u>\$ 1,529,897</u>

**Five-Year Revenue Test Using First In First Out Method <sup>(3)</sup>**

Revenue Available:					
Current Fiscal Year	\$ -	\$ 599,810	\$ 929,804	\$ 1,369,379	\$ 1,329,731
Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	200,166
Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
<b>Total Revenue Available</b>	<u>\$ -</u>	<u>\$ 599,810</u>	<u>\$ 929,804</u>	<u>\$ 1,369,379</u>	<u>\$ 1,529,897</u>

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

**Notes:**

- (1) Other revenues include transfers in associated with the closure of CIP projects.
- (2) The Parks and Trails DIF Fund reported a negative fund balance which was corrected over several years as development occurred. The negative fund balance was due to timing issues as several CIP projects had been funded in advance on the basis of fees being collected in ensuing years.
- (3) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



## Wastewater Development Impact Fee Fund

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

Description	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20
<b>REVENUES</b>					
Fees	\$ 2,614,215	\$ 1,722,497	\$ 2,489,516	\$ 1,492,481	\$ 1,528,913
Interest	316,925	81,657	25,183	594,524	670,243
Other Revenues	2,006,500 <sup>(1)</sup>	387,431 <sup>(1)</sup>	1,783,250 <sup>(1)</sup>	80,962 <sup>(1)</sup>	-
<b>Total Revenues</b>	<u>4,937,640</u>	<u>2,191,585</u>	<u>4,297,949</u>	<u>2,167,967</u>	<u>2,199,156</u>
<b>EXPENDITURES</b>					
Expenditures	5,478,586	407,858	266,030	1,964,787	2,809,362
<b>Total Expenditures</b>	<u>5,478,586</u>	<u>407,858</u>	<u>266,030</u>	<u>1,964,787</u>	<u>2,809,362</u>
<b>REVENUES OVER (UNDER)</b>					
<b>EXPENDITURES</b>	(540,946)	1,783,727	4,031,919	203,180	(610,206)
<b>Fund Balance, Beginning of Year</b>	1,110,671	569,725	2,353,452	6,385,371	6,588,551
<b>Fund Balance, End of Year</b>	<u>\$ 569,725</u>	<u>\$ 2,353,452</u>	<u>\$ 6,385,371</u>	<u>\$ 6,588,551</u>	<u>\$ 5,978,345</u>

#### Five-Year Revenue Test Using First In First Out Method <sup>(2)</sup>

Revenue Available:					
Current Fiscal Year	\$ 569,725	\$ 2,191,585	\$ 4,297,949	\$ 2,167,967	\$ 2,199,156
Prior Fiscal Year (2-yr Old Funds)	-	161,867	2,087,422	4,297,949	2,167,967
Prior Fiscal Year (3-yr Old Funds)	-	-	-	122,635	1,611,222
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
<b>Total Revenue Available</b>	<u>\$ 569,725</u>	<u>\$ 2,353,452</u>	<u>\$ 6,385,371</u>	<u>\$ 6,588,551</u>	<u>\$ 5,978,345</u>

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

**Notes:**

- (1) Other revenues include transfers in associated with CIP project funding timing changes and the closure of CIP projects.
- (2) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



## Community Facilities Development Impact Fee Fund

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

Description	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20
<b>REVENUES</b>					
Fees	\$ 986,792	\$ 1,210,205	\$ 653,792	\$ 396,307	\$ 438,709
Interest	85,701	14,911	6,110	32,659	37,486
Other Revenues	-	100,000 <sup>(1)</sup>	-	266,790 <sup>(1)</sup>	183,724 <sup>(1)</sup>
<b>Total Revenues</b>	<u>1,072,493</u>	<u>1,325,116</u>	<u>659,902</u>	<u>695,756</u>	<u>659,919</u>
<b>EXPENDITURES</b>					
Expenditures	2,677,328	1,029,122	2,655,750	289,006	220,965
<b>Total Expenditures</b>	<u>2,677,328</u>	<u>1,029,122</u>	<u>2,655,750</u>	<u>289,006</u>	<u>220,965</u>
<b>REVENUES OVER (UNDER)</b>					
<b>EXPENDITURES</b>	(1,604,835)	295,994	(1,995,848)	406,750	438,954
<b>Fund Balance, Beginning of Year</b>	<u>2,024,777</u>	<u>419,942</u>	<u>715,936</u>	<u>(1,279,912)</u>	<u>(873,162)</u>
<b>Fund Balance, End of Year</b>	<u>\$ 419,942</u>	<u>\$ 715,936</u>	<u>\$ (1,279,912) <sup>(2)</sup></u>	<u>\$ (873,162) <sup>(2)</sup></u>	<u>\$ (434,208) <sup>(2)</sup></u>

#### Five-Year Revenue Test Using First In First Out Method <sup>(3)</sup>

Revenue Available:					
Current Fiscal Year	\$ 419,942	\$ 715,936	\$ -	\$ -	\$ -
Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
<b>Total Revenue Available</b>	<u>\$ 419,942</u>	<u>\$ 715,936</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

**Notes:**

- (1) Other revenues include transfers in associated with the closure of CIP projects.
- (2) The Community Facilities DIF Fund reports a negative fund balance due to timing issues which are expected to be corrected over the next several years as development occurs. CIP projects have been funded in advance on the basis of fees being collected in ensuing years. This type of fiscal management is mandatory to support the infrastructure needed to accommodate the planned development.
- (3) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.





## Fire Development Impact Fee Fund

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

Description	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20
<b>REVENUES</b>					
Fees	\$ 426,102	\$ 470,957	\$ 348,905	\$ 313,790	\$ 280,710
Interest	40,609	11,136	10,919	264,604	313,924
Other Revenues	-	3,962,000 <sup>(1)</sup>	-	-	-
<b>Total Revenues</b>	<u>466,711</u>	<u>4,444,093</u>	<u>359,824</u>	<u>578,394</u>	<u>594,634</u>
<b>EXPENDITURES</b>					
Expenditures	3,501,234	3,865	5,033	5,436	27,051
<b>Total Expenditures</b>	<u>3,501,234</u>	<u>3,865</u>	<u>5,033</u>	<u>5,436</u>	<u>27,051</u>
<b>REVENUES OVER (UNDER)</b>					
<b>EXPENDITURES</b>	(3,034,523)	4,440,228	354,791	572,958	567,583
<b>Fund Balance, Beginning of Year</b>	<u>3,808,823</u>	<u>774,300</u>	<u>5,214,528</u>	<u>5,569,319</u>	<u>6,142,277</u>
<b>Fund Balance, End of Year</b>	<u>\$ 774,300</u>	<u>\$ 5,214,528</u>	<u>\$ 5,569,319</u>	<u>\$ 6,142,277</u>	<u>\$ 6,709,860</u>

### Five-Year Revenue Test Using First In First Out Method <sup>(2)</sup>

Revenue Available:					
Current Fiscal Year	\$ 466,711	\$ 482,093	\$ 359,824	\$ 578,394	\$ 594,634
Prior Fiscal Year (2-yr Old Funds)	307,589	466,711	482,093	359,824	578,394
Prior Fiscal Year (3-yr Old Funds)	-	396,817	466,711	482,093	359,824
Prior Fiscal Year (4-yr Old Funds)	-	420,244	396,817	466,711	482,093
Prior Fiscal Year (5-yr Old Funds)	-	281,366	420,244	396,817	466,711
In Excess of Five Prior Fiscal Years	-	3,167,297 <sup>(3)</sup>	3,443,630 <sup>(3)</sup>	3,858,438 <sup>(3)</sup>	4,228,204 <sup>(3)</sup>
<b>Total Revenue Available</b>	<u>\$ 774,300</u>	<u>\$ 5,214,528</u>	<u>\$ 5,569,319</u>	<u>\$ 6,142,277</u>	<u>\$ 6,709,860</u>

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

**Notes:**

- (1) Other revenues include transfers in associated with the modification of timelines for CIP projects.
- (2) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.
- (3) The Fire DIF Fund reports funds being held past the fifth year of first deposit. These funds are intended for the ECCFPD Administration and Fire Station, CIP project 337-37030, with a total project budget of \$15,930,000. City Council approved the use of a design-build procurement method for the design and construction of the new fire station and authorized staff to issue a request for proposals for architectural design services for the project. See page 3.





The Notes address two items required by California Government Code Section 66006 (b). First, Notes #1 to #4 provide information on any interfund transfer or loan made from a DIF account or fund, including the public improvement on which the transferred or loaned fees will be expended. In the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan is also provided. Second, Note #5 provides information on the amount of refunds made due to sufficient 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.

**NOTE # 1 – BONDS**

**A. WATER REVENUE REFUNDING BONDS SERIES 2014**

On December 4, 2014, the Authority issued \$42,810,000 in Water Revenue Refunding Bonds Series 2014 to (1) refund a portion of the Authority’s Water Revenue Bonds, Series 2008 and (2) pay costs of issuance incurred in connection with the issuance, sale and delivery of the 2014 Water Bonds, with interest rates ranging from 3.0 to 5.0%.

During FY 2019/20, the Water DIF Fund paid \$674,194 in principal and interest payments on the obligation. Future payment obligations for the 2014 Water Bonds are as follows:

<b>Year Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
<b>June 30</b>			
2021	\$ 612,904	\$ 61,290	\$ 674,194
2022	612,904	61,290	674,194
2023	612,904	61,290	674,194
2024	612,904	61,290	674,194
2025	612,904	61,290	674,194
2026-2030	3,064,519	306,451	3,370,970
2031-2035	3,064,519	306,451	3,370,970
2036-2038	1,838,712	183,870	2,022,582
<b>Total</b>	<b>\$ 11,032,270</b>	<b>\$ 1,103,222</b>	<b>\$ 12,135,492</b>

The Authority has pledged future water customer revenues, net of specified operating expenses, through 2038 to repay the 2014 Water Bonds.

**B. CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS SERIES 2012 (ROADWAY)**

On January 11, 2012, the Authority issued \$24,060,000 in Brentwood Capital Improvement Revenue Refunding Bonds, Series 2012. A portion of the original bond issuance, \$5,940,000, is attributable to the refinance of the 1996 Roadway Bonds. Proceeds from the 1996 bonds were used to fund a portion of Balfour Road; Oak Street; O’Hara Avenue; Sand Creek Road; Lone Tree Way; Griffith Lane; the Walnut Boulevard extension and the Sand Creek Road extension. Total future annual debt service payments to be paid by the Roadway DIF Fund, including interest at 5.00% to 5.375%, range from \$404,125 to \$408,178. During FY 2019/20, the Roadway DIF Fund paid \$408,631 in principal and interest payments on the obligation. Future payments for these bonds are listed on the following page:



<b>Year Ending June 30</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 295,000	\$ 113,178	\$ 408,178
2022	310,000	97,500	407,500
2023	325,000	81,625	406,625
2024	340,000	65,000	405,000
2025	360,000	47,500	407,500
2026-2027	770,000	39,000	809,000
<b>Total</b>	<b>\$ 2,400,000</b>	<b>\$ 443,803</b>	<b>\$ 2,843,803</b>

**NOTE # 2 – NOTES PAYABLE**

**A. STATE WATER RESOURCES LOAN (WASTEWATER)**

In December 2000, the City entered into a loan contract with the State of California’s State Water Resources Control Board for the purpose of financing the Wastewater Treatment Plant 5 Million Gallons per Day Expansion project. Under the terms of the contract, the City has agreed to repay the State \$45,580,886 in exchange for receiving \$37,983,920 in proceeds used to fund the project. The difference between the repayment obligation and proceeds amounted to \$7,596,966 upon issue and represents in-substance interest on the outstanding balance. This in-substance interest amount has been recorded as a discount on debt at an imputed yield of 1.81% per year and is being amortized over the remaining life of the contract. The loan was originally split 60% new development and 40% existing development. The first two payments were paid 100% by the Wastewater DIF Fund, and the current balance has been revised to reflect those payments. The Wastewater DIF Fund is now responsible for 56% of principal payments and has fulfilled its fair share of the unamortized discount. As of June 30, 2020, the Wastewater DIF Fund’s gross repayment obligation totaled \$3,719,397. During FY 2019/20, the Wastewater DIF Fund repaid \$1,196,096 of the obligation. Future payment obligations for this loan is as follows:

<b>Year Ending June 30</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 1,217,686	\$ -	\$ 1,217,686
2022	1,239,667	-	1,239,667
2023	1,262,044	-	1,262,044
<b>Total</b>	<b>\$ 3,719,397</b>	<b>\$ -</b>	<b>\$ 3,719,397</b>

**B. State Water Resources Loan (Recycled Water Projects)**

In July 2017, the City entered into a loan and grant agreement with the State of California’s State Water Resources Control Board for a not-to-exceed amount of \$20,802,000 to fund the City’s Water Recycling Projects, which consists of three City projects: the Non-Potable Storage Facility, Citywide Non-Potable Water Distribution System and Secondary Non-Potable Water Storage Facility. Project financing will consist of a State Revolving Fund loan and grant funding in estimated amounts of \$14,596,500 and \$6,205,500, respectively. Certain terms of the loan were amended in September 2018, under which the City was to start construction no later than June 25, 2018 with construction to be completed by June 30, 2021. The loan bears annual interest of 1.0%, which begins accruing with



## Notes to the Development Impact Fee Report

each financing disbursement. Beginning one year after completion of construction, repayment of the loan principal plus interest will be made annually according to the final payment schedule provided by the State. As of June 30, 2020, the City has incurred \$8,452,399 of eligible project costs and financing disbursement requests have been submitted to the State. The Wastewater DIF will be responsible for 50% of the total loan repayment costs.

### **NOTE # 3 – DEFERRED DEVELOPMENT IMPACT FEES**

#### **A. SILENT SECOND**

In April of 2002, the City established the Police Officer Recruitment Incentive Program (Silent Second). Under this program, the City deferred a portion of the DIFs on a single family home for an officer who purchased a new home in the City of Brentwood. The DIF Funds receive payment for these deferred development fees at a rate of 5% of the original deferral amount per year over 20 years. The General Fund is obligated to make the annual 5% payments unless the officer’s employment with the City is terminated prior to full repayment of the deferred DIFs, at which time the remaining balance is immediately due and payable by the officer. The program is now closed to new applicants and will terminate once all of the existing loans have been paid. As of June 30, 2020, the gross repayment obligation to the Water DIF Fund totaled \$33,173. During FY 2019/20, the Water DIF Fund received \$10,152 in payments on deferred fees.

<b>Receivable Fund</b>	<b>Balance June 30, 2019</b>	<b>Payoffs</b>	<b>Balance June 30, 2020</b>
Water Development Impact Fee	\$ 43,325	\$ (10,152)	\$ 33,173
<b>Total</b>	<b>\$ 43,325</b>	<b>\$ (10,152)</b>	<b>\$ 33,173</b>

#### **B. COMMERCIAL, OFFICE & INDUSTRIAL**

In 2000, the City enacted a Deferred Fee Payment Program for development fees associated with commercial, office and industrial development. This program allows for the deferral of a portion of the Water, Roadway, Wastewater, Community Facility, and Fire Development Impact Fees. Highlights of the plan include payment of 10% of development fees at permit issuance with the remaining balance, including administrative and interest charges set at 4%, collected as a special assessment on the developer’s property tax bill. In 2009, the program’s repayment schedule was changed from ten years to five years. As of June 30, 2020, there are two outstanding agreements.

<b>Developer</b>	<b>Receivable Fund</b>	<b>Principal Outstanding</b>
Brentwood Sunset 2010, LLC	Water DIF	\$ 15,611
Brentwood Sunset 2010, LLC	Roadways DIF	50,480
Brentwood Sunset 2010, LLC	Wastewater DIF	20,735
Brentwood Sunset 2010, LLC	Community Facilities DIF	4,427
Brentwood Walnut B, LLC	Water DIF	14,138
Brentwood Walnut B, LLC	Roadways DIF	51,420
Brentwood Walnut B, LLC	Wastewater DIF	18,779
Brentwood Walnut B, LLC	Community Facilities DIF	4,665
<b>Total</b>	<b>Total</b>	<b>\$ 180,255</b>

**NOTE # 4 – DEVELOPMENT REIMBURSEMENTS**

**A. DEVELOPMENT REIMBURSEMENTS**

The Subdivision Map Act requires the City enter into a reimbursement agreement when a developer constructs excess improvements. Per the reimbursement agreement, the City shall reduce the DIFs collected from the developer, in the form of DIF credits, for the costs associated with the design, financing, construction and installation of the excess improvements. The value of credits does not increase for inflation nor do they accrue interest. As of June 30, 2020 the total value of credits was \$2,615,623, after a total of \$1,211,594 was used as credits during FY 2019/20. Any unused credits from one development project may be transferred by a developer to another project located elsewhere in the City. Occasionally, credits exceed the fees attributable to the development and another development project is not available to which the excess credits can be transferred to. In these limited situations, the reimbursement agreement requires the City to make annual installment payments to the developer from like DIF funds and no other. Currently, there are two such outstanding agreements.

<u>Developer</u>	<u>Payable Fund</u>	<u>Credits Outstanding</u>
Signature Homes	Parks and Trails DIF	\$ 91,652
Lennar Homes	Water DIF	(7,309)
Lennar Homes	Wastewater DIF	(3,502)
Lennar Homes	Roadways DIF	(42,246)
Lennar Homes	Parks and Trails DIF	379,917
<b>Total</b>		<b>\$ 418,512</b>

**NOTE # 5 – REFUNDS PAYABLE**

**A. REFUNDS OF DEVELOPER FEES**

When the City no longer needs the funds for the purposes collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB 1600, the City may be required to refund, on a prorated basis, to owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds. At this time, all fees being collected pursuant to the DIF Program have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing service areas to serve new development.



The Development Impact Fee Project Identification table, on page 21, 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.

All of the current projects including all funding sources and approximate dates of funding can be found in the 2020/21 – 2024/25 CIP budget on the City's website at [www.brentwoodca.gov](http://www.brentwoodca.gov).







# Development Impact Fee Project Identification

## Development Impact Fee Project Identification

As of June 30, 2020

Project Number	Current Projects	Project Phase	Construction			Development Impact Fees			Estimated % of Project Funded with Fees <sup>(2)</sup>
			Estimated Construction Start Date	Estimated Completion Date	Estimated Project Cost <sup>(1)</sup>	Budget To Date <sup>(1)</sup>	Funding To Date <sup>(1)</sup>		
<b>Water Development Impact Fee</b>									
56392	Brentwood Boulevard Sewer and Water Main Canal Replacement Cost Share - Segment 5	Preliminary	2024/25	2024/25	\$ 3,300,000	\$ 10,000	\$ -	30%	
		New	2024/25	2024/25	1,743,335	871,667	-	50%	
56410	O'Hara Ave/Lone Tree Way Water Upgrade	Preliminary	2020/21	2020/21	666,000	333,000	-	50%	
56320	Underground Water System Corrosion Mitigation	Design	2006/07	2020/21	300,000	188,058	188,058	63%	
<b>Total Water Development Impact Fee</b>					<b>\$ 6,009,335</b>	<b>\$ 1,402,725</b>	<b>\$ 188,058</b>		
<b>Roadway Development Impact Fee</b>									
31620	Brentwood Boulevard Widening North - Phase I	Design	2020/21	2024/25	\$ 7,400,000	\$ 318,126	\$ 318,126	4%	
31500	Citywide Traffic Signal Interconnect Program	Construction	2004/05	2020/21	574,000	574,000	574,000	100%	
31340	Lone Tree Way - Union Pacific Undercrossing	Design	2019/20	2024/25	30,262,000	2,273,584	2,273,584	8%	
31695	Priority Area 1 Infrastructure Improvements	Design	2018/19	2020/21	11,552,000	6,400,000	6,400,000	55%	
<b>Total Roadway Development Impact Fee</b>					<b>\$ 49,788,000</b>	<b>\$ 9,565,710</b>	<b>\$ 9,565,710</b>		
<b>Wastewater Development Impact Fee</b>									
56392	Brentwood Boulevard Sewer and Water Main	Preliminary	2024/25	2024/25	\$ 3,300,000	\$ 10,000	\$ -	30%	
	Highland Way Wastewater Upgrade	Preliminary	2021/22	2021/22	800,000	400,000	-	50%	
	Lone Tree/Arroyo Seco Wastewater Upgrade	Preliminary	2020/21	2022/23	2,450,000	1,225,000	-	50%	
59140	Wastewater Treatment Plant Expansion - Phase II	Construction	2018/19	2022/23	70,137,520	2,499,500	2,499,500	63%	
<b>Total Wastewater Development Impact Fee</b>					<b>\$ 76,687,520</b>	<b>\$ 4,134,500</b>	<b>\$ 2,499,500</b>		
<b>Community Facilities Development Impact Fee</b>									
37207	Citywide Sign/Identification Program	Construction	2010/11	2021/22	\$ 130,000	\$ 95,000	\$ 95,000	73%	
<b>Total Community Facilities Development Impact Fee</b>					<b>\$ 130,000</b>	<b>\$ 95,000</b>	<b>\$ 95,000</b>		
<b>Fire Development Impact Fee</b>									
37030	ECCFPD Administration and Fire Station	Design	2019/20	2022/23	\$ 15,930,000	\$ 7,700,000	\$ 697,397	100%	
<b>Total Fire Development Impact Fee</b>					<b>\$ 15,930,000</b>	<b>\$ 7,700,000</b>	<b>\$ 697,397</b>		
<b>Total Project Funding</b>						<b>\$ 22,897,935</b>	<b>\$ 13,045,665</b>		

(1) Estimated Project Cost and Budget to Date amounts are from the 2020/21 - 2024/25 CIP. Funding to Date amounts are as of June 30, 2020. Budget to Date and Funding to Date include DIF amounts only. For information on additional funding sources please see the CIP.

(2) Estimated funding with DIFs may include funding that is anticipated to occur in future years and will be budgeted accordingly in future years' Capital Improvement Programs.