Scott Perkins TVTC Chair Vice Mayor San Ramon (925) 973-2544

Jean Josey TVTC Vice-Chair Councilmember Dublin (925) 833-2530

Renee Morgan Mayor Town of Danville (925) 918-3999

David Haubert Supervisor District 1 Alameda County (925) 551-6995

Candace Andersen Supervisor District 2 Contra Costa (925) 957-8860

Brittni Kiick Councilmember City of Livermore (925) 960-4019

Karla Brown Mayor City of Pleasanton (925) 931-5001

If you have any questions related to the Tri-Valley Transportation Council meeting agenda. Please contact Lisa Bobadilla. TVTC Administrative staff at (925) 973-2651 or email at lbobadilla@sanramon.ca.gov.

SPECIAL TVTC MEETING

Monday, December 13, 2021 4:00 p.m.

Join Zoom Meeting https://cityofsanramon.zoom.us/i/93959546584

Meeting ID: 939 5954 6584 One tap mobile +16699006833, 93959546584# US (San Jose) +12532158782, 93959546584# US (Tacoma)

Pursuant to the Governor's Executive Order N-29-20 (dated March 17, 2020), and Executive Order N-08-21, members of the Board may participate via teleconference. Teleconference locations are not open to the public pursuant to California Governor Executive Order N-29-20. For this meeting, there will be no physical location from which members of the public may observe/comment.

There will be no physical location for members of the public to participate in the meeting. We encourage members of the public to shelter in place and access the meeting online using the web-video communication application, Zoom.

Zoom participants will have the opportunity to speak during the Public Comment period (for topics not on the agenda), in addition to each of the items on the agenda.

If you are submitting a public comment via email, please do so by 12:00 p.m. on Monday, December 13, 2021 to Ibobadilla@sanramon.ca.gov. Please include "Public Comment 12/13/2021" in the subject line. In the body of the email, please include your name and the item you wish to speak on. Public comments submitted will be read during Public Comment and will be subject to the regular three-minute time restriction.

Members of the Public may participate and provide public comments to teleconference meetings as follows:

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments. If you wish to request a disability-related modification or accommodation, please contact the Administrator by email at lbobadilla@sanramon.ca.gov.

AGENDA

- 1. Call to Order
- 2. Roll Call and Self Introductions
- 3. Public Comment
- 4. Consent Calendar
 - a. APPROVE Resolution No. 2021-15 to continue conducting remote teleconference meetings for all meetings of the legislative bodies of the Tri-Valley Transportation Council ("TVTC"), pursuant to the authority set forth in AB 361 (Government Code Section 54953[e][1]), due to a proclaimed state of emergency and imminent risks to the health and safety of attendees if meetings are held in person*
- 5. Old Business
- 6. New Business
 - PARTICPATE in Study Session regarding the Tri-Valley Transportation Council Strategic Expenditure Plan and Proposed Changes to Tri-Valley Transportation Development Fee Program.
- 7. Informational Items
- 8. Adjournment
- * Attachment(s)

Item 4.a

Scott Perkins TVTC Chair Vice Mayor San Ramon (925) 973-2544

Jean Josey TVTC Vice-Chair Councilmember Dublin (925) 833-2530

Renee Morgan Mayor Town of Danville (925) 918-3999

David Haubert Supervisor District 1 Alameda County (925) 551-6995

Candace Andersen Supervisor District 2 Contra Costa (925) 957-8860

Brittni Kiick Councilmember City of Livermore (925) 960-4019

Karla Brown Mayor City of Pleasanton (925) 931-5001 **To:** Tri-Valley Transportation Council (TVTC)

From: Steve Mattas, General Counsel

Date: December 13, 2021

Resolution to continue conducting remote teleconference meetings for all meetings of the legislative bodies of the Tri-Valley Transportation Council, pursuant to the authority set forth in AB 361 (Government Code Section 54953[e][1]), due to a proclaimed state of emergency and imminent risks to the health and safety

of attendees if meetings are held in person

RECOMMENDATION

Subject:

Adopt a resolution to continue conducting remote teleconference meetings for all meetings of the legislative bodies of the Tri-Valley Transportation Council ("TVTC"), pursuant to the authority set forth in AB 361 (Government Code Section 54953[e][1]), due to a proclaimed state of emergency and imminent risks to the health and safety of attendees if meetings are held in person.

BACKGROUND

On March 4, 2020, Governor Newsom declared a State of Emergency in response to COVID-19. On March 10, 2020, Contra Costa County similarly declared a state of emergency. On March 17, 2020, Alameda County also declared a state of emergency, and Governor Newsom issued Executive Order N-29-20, which suspended certain provisions of the Brown Act in order to allow local legislative bodies to conduct remote meetings. Pursuant to this executive order, TVTC's legislative bodies have been conducting teleconference meetings to carry out TVTC business from remote locations while ensuring the public's continued access to meetings in a safe manner.

On June 11, 2021, Governor Newsom issued Executive Order N-08-21, extending the term of Executive Order N-29-20 to September 30, 2021. Since the Governor issued Executive Order N-08-21, the highly contagious Delta

variant has emerged, causing a spike in cases throughout the state and within Alameda County and Contra Costa County. Both the Alameda County Health Officer and Health Officer of Contra Costa County have issued public health orders requiring all people, regardless of vaccination status, to wear face coverings in public indoor settings. The Division of Occupational Safety and Health of the California Department of Industrial Relations ("Cal/OSHA") has also imposed similar requirements and recommendations for physical distancing in response to the spread of the virus, which are described in further detail in the accompanying resolution.

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021) ("AB 361"), which amended the Brown Act to allow local legislative bodies to continue meetings by teleconference during a declared Stated of Emergency by following specific rules regarding notice and attendance. AB 361 takes full effect on October 1, 2021.

DISCUSSION

During the Governor's declaration of a State of Emergency, AB 361 allows local legislative bodies to continue to meet remotely after the expiration of Executive Order N-29-20.

Under AB 361, TVTC will be allowed to continue to meet remotely when:

- 1. The local agency holds a meeting during a declared state of emergency;
- 2. State or local health officials have imposed or recommended measures to promote social distancing;
- 3. Legislative bodies declare the need to meet remotely due to present imminent risks to the health or safety of attendees.

TVTC meets the requirements to continue holding meetings remotely in order to ensure the health and safety of the public:

- The Governor has declared a state of emergency, and the Alameda County and Contra Costa County Board of Supervisors each adopted resolutions proclaiming a state of emergency due to COVID-19, pursuant to Section 8625 of the California Emergency Services Act;
- County health officer orders for both Alameda County and Contra Costa County require that
 individuals in indoor public spaces wear face coverings, and Cal/OSHA and the CDC recommend
 social distancing of at least six feet due to COVID-19;
- The highly-infectious Delta variant of COVID-19 has resulted in a significant increase of COVID-19 cases within the state and throughout Alameda County and Contra Costa County;
- Meeting in person would present imminent risks to the health or safety of attendees.

Under AB 361, TVTC is required to make certain findings, by majority vote, in order to continue teleconferencing without complying with the pre-AB 361 Brown Act provisions (i.e. posting agendas at each teleconference location and allowing such locations to be accessible to the public):

- (1) The Board has reconsidered the circumstances of the state of emergency.
- (2) Either of the following circumstances exist:
 - (i) The state of emergency continues to directly impact the ability of the members to meet safely in person.
- (ii) State or local officials continue to impose or recommend measures to promote social distancing.

If TVTC makes these findings, TVTC's legislative bodies may continue to hold meetings in the current remote manner with opportunities for the public to observe and address the legislative bodies in real time. TVTC is required to revisit these findings within every 30 days in order to continue holding teleconference meetings while the proclaimed state of emergency is in effect.

RECOMMENDATION

Adopt resolution to continue conducting remote teleconference meetings for all meetings of the legislative bodies of the Tri-Valley Transportation Council, pursuant to the authority set forth in AB 361 (Government Code Section 54953[e][1]), due to a proclaimed state of emergency and imminent risks to the health and safety of attendees if meetings are held in person.

5029125.1

TRI-VALLEY TRANSPORTATION COUNCIL RESOLUTION NO. 2021-15

A RESOLUTION OF THE TRI-VALLEY TRANSPORTATION COUNCIL (TVTC) FINDING PROCLAIMED STATE OF EMERGENCY AND THAT MEETING IN PERSON WOULD PRESENT IMMINENT RISKS TO THE HEALTH OR SAFETY OF ATTENDEES IF MEETINGS OF THE LEGISLATIVE BODIES ARE HELD IN PERSON; AND AUTHORIZING TELECONFERENCE MEETINGS FOR ALL LEGISLATIVE BODIES

WHEREAS, all meetings of the legislative bodies of the Tri-Valley Transportation Council ("TVTC") are open and public, as required by the Ralph M. Brown Act, Government Code Section 54950, et seq, and any member of the public may observe, attend, and participate in the business of such legislative bodies;

WHEREAS, on March 4, 2020, Governor Newsom declared a State of Emergency as a result of the rapid spread of the novel coronavirus disease 2019 ("COVID-19");

WHEREAS, on March 4, 2020, the Alameda County Health Officer declared a local emergency due to COVID-19;

WHEREAS, on March 17, 2020, the Alameda County Board of Supervisors adopted a Resolution ratifying the Health Officer's Declaration of Local Emergency;

WHEREAS, on March 10, 2020, the Contra Costa County Board of Supervisors adopted a Resolution proclaiming a state of emergency to deal with the potential spread of COVID-19;

WHEREAS, on March 17, 2020, in response to the COVID-19 pandemic, Governor Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act ("Brown Act") in order to allow local legislative bodies to conduct meetings telephonically or by other means, after which TVTC staff implemented virtual meetings for all meetings of legislative bodies within the TVTC;

WHEREAS, all legislative bodies of TVTC established remote meetings, which have allowed the bodies to continue to conduct TVTC business from remote locations while ensuring the public's continued access to government meetings in a safe manner;

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21, which terminated the provisions of Executive Order N-29-20 that allows local legislative bodies to conduct meetings telephonically or by other means effective September 30, 2021;

WHEREAS, on September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021) ("AB 361"), which amended the Brown Act to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters;

WHEREAS, AB 361, pursuant to Executive Order N-15-21, takes full effect on October 1, 2021 and requires the Board of Directors to make specific findings to continue meeting under special teleconference rules;

WHEREAS, in addition to finding the Governor has declared a State of Emergency pursuant to Government Code section 8625, such findings include that state or local officials have imposed or recommended measures to promote physical distancing, or, in the alternative, that the legislative body determines that meeting in person would present imminent risks to the health and safety of attendees;

WHEREAS, Governor Newsom has declared a State of Emergency due to COVID-19, the Counties of Alameda and Contra Costa have similarly proclaimed states of emergency, state and county officials have imposed or recommend measures to promote physical distancing, and TVTC has determined that meeting in person would present imminent risks to the health and safety of attendees;

WHEREAS, in response to the emergence of the highly contagious Delta variant of COVID-19, which caused an increase in COVID-19 cases throughout the United States, State, the Alameda County and Contra Costa County Health Officers have issued orders for nearly all individuals to wear masks when inside public spaces;

WHEREAS, the Centers for Disease Control and Prevention ("CDC") continues to recommend physical distancing of at least six feet from others outside of the household;

WHEREAS, Title 8, Section 3205, subdivision (c)(5)(D) of the California Code of Regulations, promulgated by the Division of Occupational Safety and Health of the California Department of Industrial Relations ("Cal/OSHA"), requires employers to provide instruction to employees on using a combination of "physical distancing, face coverings, increased ventilation indoors, and respiratory protection" to decrease the spread of COVID-19;

WHEREAS, "Protecting Workers: Guidance on Mitigating and Preventing the Spread of COVID-19 in the Workplace," promulgated by the Occupational Safety and Health Administration ("OSHA") under the United States Department of Labor, provides that "[m]maintaining physical distancing at the workplace for [unvaccinated and at-risk] workers is an important control to limit the spread of COVID-19" and recommends that employers train employees about the airborne nature of COVID-19 and importance of exercising multiple layers of safety measures, including physical distancing, and that employers implement "physical distancing in all communal work areas for unvaccinated and otherwise at-risk workers," including physical distancing from members of the public, as a "key way to protect such workers";

WHEREAS, due to the continued threat of COVID-19, TVTC continues to implement multiple layers of protection against COVID-19, including physical distancing, for the safety of Board members, employees and members of the public;

WHEREAS, TVTC recognizes the recommendations by state and local officials to use physical distancing as a layer of protection against COVID-19 and desires to continue to provide a safe workplace for its Board members, employees and a safe environment for the open and public meetings of all legislative bodies of TVTC;

WHEREAS, TVTC hereby finds that the presence of COVID-19 and the increase of cases due to the Delta variant present imminent risks to the health or safety of attendees should meetings of the legislative bodies of TVTC be held in person; and

WHEREAS, TVTC shall ensure meetings of all legislative bodies comply with the special teleconference rules under the Brown Act, as amended by Assembly Bill 361.

NOW, THEREFORE, BE IT RESOLVED by the Tri-Valley Transportation Council, as follows:

Section 1. Recitals. The above recitals are true and correct and hereby incorporated into this Resolution.

Section 2. <u>State of Emergency and Imminent Risks to Health and Safety.</u> In compliance with the special teleconference rules of Section 54953 of the Government Code, as established by Assembly Bill 361 (2021), TVTC hereby makes the following findings:

- a. TVTC has considered the circumstances of the state of emergency; and
- b. The states of emergency, as declared by the Governor, Alameda County, and Contra Costa County continue to impact directly the ability of all legislative bodies of TVTC to safely meet in person; and
- c. The CDC, Cal/OSHA, and OSHA continue to recommend physical distancing of at least six feet to protect against transmission of COVID-19; and
- d. Meeting in person would present imminent risks to the health and safety of meeting attendees due to the continued presence and threat of COVID-19.

Section 3. Remote Teleconference Meetings. All legislative bodies of TVTC are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public teleconference meetings in accordance with Government Code section 54953, as amended by Assembly Bill 361 (2021), and other applicable provisions of the Brown Act, in order to protect the health and safety of the public.

Section 4. <u>Effective Date of Resolution</u>. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of January 12, 2021, or such time TVTC adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED, APPROVED, AND ADOPTED at the meeting of December 13, 2021 by the following votes:

YES:	
NOES: ABSENT:	
ABSTAIN:	
	Scott Perkins, Chair
	Tri-Valley Transportation Council
ATTEST:	

Item 6.a

Scott Perkins TVTC Chair Vice Mayor San Ramon (925) 973-2544

Jean Josey TVTC Vice-Chair Councilmember Dublin

Renee Morgan Mayor Town of Danville (925) 918-3999

(925) 833-2530

David Haubert Supervisor District 1 Alameda County (925) 551-6995

Candace Andersen Supervisor District 2 Contra Costa (925) 957-8860

Brittni Kiick Councilmember City of Livermore (925) 960-4019

Karla Brown Mayor City of Pleasanton (925) 931-5001 To: Tri-Valley Transportation Council

From: Strategic Expenditure Plan Sub Committee

Technical Advisory Committee (TAC)

Date: December 13, 2021

Subject: Study Session - Tri Valley Transportation Council Preliminary

Strategic Expenditure Plan and Proposed Fee Program

INTRODUCTION

This study session is being conducted to: (1) provide TVTC Board Members with an update on the current status of the development of the TVTC Strategic Expenditure Plan (SEP); (2) provide an update on a proposed Fee Program; and (3) receive input and feedback from the TVTC Board Members on the preliminary SEP and proposed Fee Program.

After staff has received input and feedback from the TVTC Board on the preliminary SEP and proposed Fee Program, such input and feedback will be incorporated into a final version of the SEP and Fee Program, which will be presented to the TVTC Board for consideration and adoption at a meeting in January of 2022. As this is a study session, staff is not requesting that the Board take any action on the preliminary SEP or the proposed Fee Program, at this time.

BACKGROUND

Nexus Study Requirements - The California Mitigation Fee Act law (Government Code §66001) requires jurisdictions to identify certain information and make certain statutory findings when establishing, increasing or imposing a development impact fee. Specifically, jurisdictions are required to:

- 1. Identify the purpose for collecting development impact fees;
- 2. Identify the use to which the fee is to be put, including identifying the facilities to be built;
- Determine that there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
- 4. Determine that there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and

 Determine that there is a reasonable relationship (proportionality) between the amount of the fee and the cost of public facilities or portion of the public facilities attributable to the development on which the fee is imposed.

In addition, Government Code §66001(d)(1) requires jurisdictions to make the following statutory findings every five years in relation to any unexpended funds collected pursuant to the fee:

- 1. Identify the purpose to which the fee is to be put;
- 2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- 3. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements;
- 4. Designate the approximate dates on which the funding referred to in subsection (3) above is expected to be deposited into the appropriate account of fund.

Background and History - TVTC Nexus Study, Strategic Expenditure Plan (SEP)

In 1991, the seven jurisdictions of Alameda County, Contra Costa County, Dublin, Pleasanton, Livermore, Danville, and San Ramon signed a Joint Powers Agreement (JPA) that established the Tri-Valley Transportation Council (TVTC). The purpose of the JPA was for the joint preparation of a Tri-Valley Transportation Plan/Action Plan (TVTP/AP) for Routes of Regional Significance (RRS) and cost sharing of recommended improvements. The TVTP/AP was prepared and presented to all member jurisdictions in April 1995, and updated in 2000. The TVTP/AP created a common understanding and agreement on the Tri-Valley's transportation concerns regarding prioritizing projects for funding and implementation.

Completed and adopted in early 2008, the *TVTC Nexus Study: Fee Update* ("2008 Nexus Study") identified 22 projects that the TVTC approved to receive funding from the TVTDF. The first 11 projects ("List A" projects) were adopted into the original program in 1995. The second set of 11 ("List B" projects), were new projects that were included in the 2008 Nexus Study. The travel demand modeling documented in the 2008 Nexus Study projected that these projects would reduce the congestion created by new development within the Tri-Valley.

With respect to the TVTC JEPA, in October 2013 TVTC entered into a new Joint Exercise of Powers Agreement (JEPA) comprised of seven member agencies: the County of Alameda, the County of Contra Costa, the City of Livermore, the City of Pleasanton, the City of San Ramon, the City of Dublin, and the Town of Danville. The purpose of the new JEPA agreement was to establish the TVTC as a <u>separate agency</u> responsible for planning, coordinating, and receiving disbursement of traffic impact fee revenues from member agencies to help implement transportation improvement projects within the Tri-Valley Area.

SUMMARY OF 2021 NEXUS STUDY

Since 2008, there have been changes in the funding, planning and traffic conditions under which the TVTDF was originally developed. In addition, many of the original 22 projects have been completed and the TVTC has identified 23 new projects (List C) to be considered.

Based on these factors an updated nexus study was prepared to support updates to the TVTDF. The 2021 Nexus Study was adopted by the TVTC on August 16, 2021. A summary of the 2021 Nexus Study is as follows:

Forecast Growth

New development within the Tri-Valley is forecast to add 33,312 household and 63,947 jobs between 2018 and 2040. This growth will produce an increase of 57,596 average AM/PM peak hour trips.

Project Benefits

Based on forecast projection, the vehicle hour of delay is expected to increase by 60 percent during the AM and 88 percent during the PM peak. With the 38 improvement projects, this delay is expected to decrease by 15 percent during the AM peak and 23 percent during the PM peak when compared to the 2040 No-Build Scenario.

In addition, these projects will result in other benefits to the Tri-Valley Area including improving roadway safety, improving roadway operations, and increasing bicycle ridership.

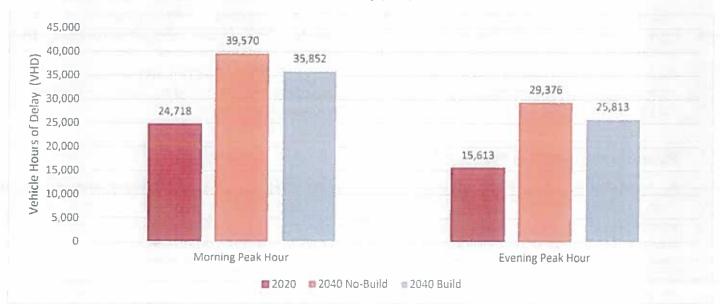


Figure E-1: Future Build vs No Build Scenario Vehicle Hours of Delay (VHD)

Note: Hours of delay are based on trips with origin or destination in the TVTC region.

2021 Nexus Study - Proposed Updated Fee

The total investment for projects eligible to receive TVTDF funding is estimated to be \$4.573 billion, where \$3.702 billion is unfunded. An additional reduction was applied to account for external "cutthough" trips on roadway congestion projects. Future development within the Tri-Valley area is not responsible to pay for these cut-through trips since these trips are caused by growth outside of the

Tri-Valley area. This reduces the total unfunded cost to be covered by the maximum TVTDF to \$2.698 billion. Note that this did not change the overall project costs.

The \$2.698 billion unfunded cost was allocated across future development land use type based on the proportion of forecast peak-hour trips to determine the Total Fee per Land Use. Then, the maximum fee schedule was determined by dividing Total Fee per Land Use by the 2020-2040 Growth as shown in Table E-1.

Table E-1: Maximum Fee by Land Use Category

Land Use Type	Growth	Maximum Fee
Single-Family Residential	15,857 DU	\$40,250 per DU
Multi-Family Residential	17,456 DU	\$23,890 per DU
Retail	5,117,500 SF	\$77.88 per SF
Office	6,796,800 SF	\$54.10 per SF
Industrial	9,289,800 SF	\$31.15 per SF
Other	12,441 trips*	\$46,844 per trip*

^{*} Average AM/PM trip

The maximum fee schedule shown in in **Table E-1** would generate sufficient revenues to fund the total unfunded cost of all selected projects, *however*, *TVTC* is not obligated to apply this fee schedule. For instance, past practice of TVTC has been to set rates at approximate one-third of the maximum fee calculated in the 1995 and 2008 Nexus studies to help foster growth within the Tri-Valley area, while providing a regional funding source that could be used to match and help compete for Federal and State transportation grants and funding programs.

Strategic Expenditure Plan (SEP)

In January 2015, the TVTC adopted Resolution No. 2015-01 – Adopting the updated Tri-Valley Transportation Development Fee Schedule as a two-year phase-in plan, with no change during the initial year (FY 14-15), an increase to 25% of the maximum allowable rate by the fee nexus study in the second year (FY 15-16) and a final increase to 35% of the maximum allowable rate by the third year (FY 16-17). The new fee was based on the Fee Nexus Study adopted in 2008.

In January 2017, the TVTC approved the 2008 TVTC Nexus Study Validation Review and adopted the 2017 Strategic Expenditure Plan (SEP)* Update. At that time, the TVTC elected to maintain the current fee rate (only annual CCI adjustment). The 2017 SEP update incorporated and built upon the updated project descriptions, funding programs, and progression of the TVTDF over the previous six years. Some of the transportation improvement projects on the original list were completed and schedules and funding for others had changed. The JEPA, adopted in 2013, required approval, for the SEP, by a supermajority of the TVTC – six members.

2022 Strategic Expenditure Plan

Section 8(a) of the JEPA requires the TVTC to adopt or update the SEP every five years. With the adoption of the 2021 TVTC Nexus Study, the TVTC embarked on updating the SEP, which establishes the funding level and allocation of the TVTDF among the identified projects. . A SEP subcommittee was formed, with board members Perkins, Josey and Kiick to assist Kimley-Horn and the TVTC TAC with updating the SEP. The SEP update process included the following major activities:

- 1. Project Prioritization;
- 2. Revenue Forecasting; and
- 3. Project Allocation.

Project Prioritization - All projects (List A, List B, and List C) were prioritized using five criteria: 1) Project Urgency, 2) TVTDF Allocation, 3) Project Readiness, 4) Project Funding, and 5) Project Effectiveness. Each criterion was given a score between 0 and 3 points based on the scoring criteria

Revenue Forecasting - The revenue forecast estimate for the next 10-year is calculated based on the development forecast and TVTDF rate schedule.

Development Forecasting - Kimley-Horn received 10-year development forecast from agency staff Table 3.

Table 3. Total 10-Year Development Forecast

STATE OF THE PERSON NAMED IN		Marie Un		and area	Fiscal	Years		aresta (2022-	20-Year	% 20-Year
Land Use	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	2032 Total	Growth	Growth
Single Family (DU)	586	639	657	664	631	554	554	554	1,713	554	7.110	15,857	45%
Multi-Family (DU)	921	1,459	1,011	726	697	763	795	774	2,876	1,038	11,065	17,456	63%
Retail (KSF)	264	281	264	325	264	270	279	264	1,109	264	3,583	5,118	70%
Office (KSF)	402	302	302	302	412	302	583	302	302	302	3,511	6,797	52%
Industrial (KSF)	395	387	387	387	387	387	387	387	387	387	3,878	9,306	42%
Other (KSF)	231	158	138	121	113	113	113	113	113	113	1.325	12,441	11%

DU = Dwelling Unit, KSF = 1,000 Square Feet

TVTDF Rate Adjustments and Scenario Analysis - With the previous Nexus update, the TVTC capped the rate at 35% of the maximum rate, with a retail cap of 15%. The rates were adjusted in two increments over two consecutive years. To determine how the TVTDF rate should be adjusted as part of the 2022 update, several potential rate adjustment scenarios were considered by the SEP subcommittee. These scenarios considered the following:

- Revenue should fund at least 10% of the total project costs (approximately \$106,000,000) for the projects ranked 1 through 15 (Top 15). In addition to funding the Top 15, the total revenue brought in must also account for 20% that is returned to local source, as well as a 0.1% allocation for administrative costs.
- Various adjustment increase approaches, including a two-step increase scenario similar to the previous iteration, as well as a one-step, four-step, and annual increase variations.

Consideration of capping the rate between 15% and 20% of the maximum fee rate.

Some of the scenarios also assumed a reduction for retail based on the SEP Subcommittees review of these draft scenarios, a recommended approach to rate adjustments and allocation was identified

Proposed Rate Adjustments

The proposed rate adjustments which resulted from the analysis undertaken by the SEP Subcommittee are presented in Table 4. The recommended rate adjustment is 15% of the maximum fee rate for the duration of the SEP for all uses except retail and "other" land uses:

Table 4: FY 2022/2023 Rate Adjustment

Land Use	Current 2021 Rate	% of Maximum	FY 2022/23 Rates	Change from 2021 Rates	% Change
Single Family (DU)	\$5,057	15%	\$6,596.40	\$1,539.40	30.4%
Multi-Family (DU)	\$3,484	15%	\$3,889.20	\$405.20	11.6%
Retail (SF)	\$3.74	6%	\$5.07	\$1.33	35.6%
Office (SF)	\$8.59	15%	\$8.81	\$0.22	2.5%
Industrial (SF)	\$5.00	15%	\$4.97	-\$0.03	-0.6%
Other (avg AM/PM trips)	\$5,620	12%	\$6,100.68	\$480.68	8.6%

DU = Dwelling Units; SF = Square Feet

Similar to the prior SEP, it is proposed that retail continue to have lower cap to help encourage retail growth, especially since local retail has been greatly impacted by the global pandemic.

Retail is proposed to initially be established at 6% and then increase to 7% in funding year 23-24. In addition, it is proposed that a lower increase be made for the "other" land use category. "Other" land uses consist of developments that do not fall into the other five land use categories such as theaters, motel/hotels, day care facilities, and gas stations. Given the unique nature of these uses, it is recommended that the rate be to 12% of the maximum fee rate for the duration of the SEP.

It is also proposed that the TVTDF rate continue to increase on an annual basis based on the annual Construction Cost Index (CCI) adjustment to reflect changes in regional construction costs. Similarly, to how the SEP has been implemented in the past, the CCI adjustment will not be applied for years when there is a prescribed rate increase planned. Essentially this means that the CCI adjustment would not be applied for any use in FY 22-23 and also not to retail in funding year 23/24.

Summary of the major milestones, related to the Nexus Study and SEP to date, is as follows:

October 2019 - TVTC approved the Nexus Study Project List (List C).

April 2020 - TVTC adopted Resolution 2020-03 and awarded a Professional Services Agreement to Kimley-Horn for the TVTC Nexus Study in the amount of \$172,930.

October 2020 - TVTC received an update on the Nexus Study which included completion of the Nexus Study Scope of Work and Schedule, and completion of Growth Forecast refinements for employment and population to calculate the increase in traffic demand attributable to forecasted growth within the Tri-Valley. The consultant also advised that the total growth forecast would be converted into land use types to ease the administration of the impact fee at the local level.

January 2021 - TVTC received a verbal update from the consultant detailing the land use assumptions submitted by the member agencies. The consultant shared the next steps, including running the Travel Demand Model, to determine performance measures of the roadway network.

April 2021 - TVTC received a verbal updated from the consultant detailing the tasks completed, including the land use assumptions, travel demand model, and the performance evaluation.

July 2021 - TVTC held a Study Session to receive update on all completed tasks associated with the Nexus Study:

- 1. Confirm Growth Forecast and Travel Demand Model Completed.
- 2. Methodology and Approach Completed.
- 3. Household Growth Confirmed.
- 4. Employment Growth Confirmed.
- 5. Improvement Project and Nexus Analysis Methodology Confirmed.
- 6. Non-Fee Funding Source Completed.
- 7. Fee Estimation and Nexus Burden Analysis Completed.
- 8. Draft Nexus Study Completed.

August 2021 - TVTC adopted the Final Nexus Study.

August 2021 - TVTC formed an ad hoc Strategic Expenditure Plan Subcommittee.

September 2021 through December 2021 – TVTC ad hoc Subcommittee held six meetings to create the preliminary SEP and proposed Fee Program for review by TVTC.

NEXT STEPS

- The SEP subcommittee will meet December 16, 2021 to ensure the comments received from the TVTC Board during the December 13 Study Session are incorporated into the draft final SEP and Proposed Fee Program.
- 2. TVTC Board holds public hearing to adopt an updated Fee Program in January 2022.
- 3. TVTC member agencies consider adoption of the TVTC SEP and Fee Program (February through May).

4. TVTC implements new SEP and Fee Program - July 1, 2022.

RECOMMENDATION

Staff recommends that the TVTC Board receive the update on the preliminary SEP and proposed Fee Program and provide the SEP Subcommittee and staff with feedback and input.

ATTACHMENTS

- A. Technical Memo from Kimley-Horn SEP
- B. Proposed Fee program

5028827.1

Attachment A

MEMORANDUM

To: Tri-Valley Transportation (TVTC) Board

From: Michael Schmitt, AICP CTP, PTP, RSP₁

Elizabeth Chau, P.E.

Date: December 7, 2021

Subject: TVTC SEP 2021 Update – Technical Memorandum #2 TVTDF Rate Adjustment

Scenario Analysis

The purpose of this memorandum is to summarize the methodology and assumptions on which the recommended rate adjustment for the Tri-Valley Transportation Development Fee (TVTDF) was developed. Note that the final adopted rate may be different than those described in this memorandum based on adjustments made by the TVTC board.

Background

2020 NEXUS STUDY

TVTC recently completed the 2020 Nexus Fee Update Study which determined that maximum fee rates that could be allocated to the unfunded cost to complete projects selected to receive funding from the TVTDF. The results are presented in **Table 1**.

Table 1: 2020 Nexus Fee Update Study Maximum Fee

Land Use	2022 Maximum Fee Rate
Single Family	\$43,976 per DU
Multi-Family	\$25,928 per DU
Retail	\$84.52 per SF
Office	\$58.72 per SF
Industrial	\$33.15 per SF
Other (avg AM/PM trips)	\$50,839 per average AM/PM trip

DU = Dwelling Units; SF = Square Feet

Similar to the 1995 and 2008 Nexus studies, it was recommended that a percentage of the maximum fee be applied in order to provide a regional transportation funding source to offset development related impacts. The most recent iteration was capped at 35% of the maximum rate, with a retail cap of 15%. For reference, the current 2021 TVTDF rates are approximately 12% of the 2022 maximum fee rates shown in **Table 1**.

2022 STRATEGIC EXPENDITURE PLAN

The TVTC is currently updating its Strategic Expenditure Plan (SEP) which establishes the funding level and allocation of the TVTDF. A SEP subcommittee was formed to assist Kimley-Horn and the TVTC TAC with updating the SEP.

The SEP update process includes the following major activities:

- Project Prioritization
- Revenue Forecasting
- Project Allocation of Forecasted Funding

Project Prioritization

All projects (List A, List B, and List C) were prioritized using the following five criteria: 1) Project Urgency, 2) TVTDF Allocation, 3) Project Readiness, 4) Project Funding, and 5) Project Effectiveness. Each criterion was given a score between 0 and 3 points based on the scoring criteria presented in **Table 2**.

Table 2: Project Prioritization

Funding Criteria	Description	Scoring Criteria
Project Urgency	How urgent is the project? Is the project expected to move forward in the ten-year SEP horizon?	Low Urgency = 1 Medium Urgency = 2 High Urgency = 3
TVTDF Allocation	What is the % TVTDF allocation does the project currently have?	>30% = 0 >20%-30% = 1 >10%-20% = 2 ≤ 10% = 3
Project Readiness	How ready is a project is to expend capital funds? What stage the project is in?	Score 0.5 – 3 based on what current stage (e.g. PSR = 1, Construction = 3)
Project Funding	How much total funding is committed for the project?	Score = (Total Funding Committed / Total Cost) x3
Project Effectiveness	How well does the Project aligns with Lead Agency Policy/Goals	Well aligned with agency policy (e.g. In General Plan) = 3 Aligned with agency policy = 2 Not well aligned with agency policy = 1

The score for each funding criteria was totaled and normalized to a 10-point scale to calculate the project's priority score. Projects eligible to receive funding were then ranked base on their resultant priority score. It should be noted that this priority ranking was provided to help the TVTC TAC and SEP Subcommittee make informed decision on how to prioritize project funding and are provided to facilitate the decision-making process. The ultimate prioritization will be determined by the TVTC board and may include considerations beyond those included in this analysis.

The results of the project prioritization are included as Attachment A.



Revenue Forecasting

The revenue forecast estimate for the next 10-year is calculated based on the development forecast and TVTDF rate schedule.

DEVELOPMENT FORECAST

Kimley-Horn received 10-year development forecast from agency staff, which is presented in Table 3.

TVTDF RATE ADJUSTMENTS SCENARIO ANALYSIS

With the previous Nexus update, the TVTC capped the rate at 35% of the maximum rate, with a retail cap of 15%. The rates were adjusted in two increments over two consecutive years.

To determine how the TVTDF rate should be adjusted as part of this update, several potential rate adjustment scenarios were considered by the SEP subcommittee. These scenarios considered the following:

- Revenue should fund at least 10% of the total project costs (approximately \$106,000,000) for the projects ranked 1 through 15 (Top 15).
- In addition to funding the Top 15, the total revenue brought in must also account for 20% that is returned to local source, as well as a 0.1% Admin Fee.
- Scenarios considered various numbers of adjustments increases, and included a two-step increase scenario similar to the previous iteration, as well as having a one-step, four-step, and annual increase variations.
- Scenarios considered capping the rate between 15% and 20% of the maximum fee rate
- Some of the scenarios also assumed a reduction for retail

Based on the SEP Subcommittees review of these draft scenarios, a recommended approach to rate adjustments and allocation was identified.

Page 4

Table 3: Total 10-Year Development Forecast

The state of the s					Fiscal	Fiscal Years	Consultation of	Section 1	ST. 0.00	The state of the s	2022-	70.00	2 00 %
Land Use	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	2032 Total	Growth	% zu-Year Growth
Single Family (DU)	586	639	657	664	631	554	554	554	1,713	554	7,110	15,857	45%
Multi-Family (DU)	921	1,459	1,011	726	269	763	795	774	2,876	1,038	11,065	17,456	63%
Retail (KSF)	264	281	264	325	264	270	279	264	1,109	264	3.583	5.118	%02
Office (KSF)	402	302	302	302	412	302	583	302	302	302	3,511	6.797	52%
Industrial (KSF)	395	387	387	387	387	387	387	387	387	387	3,878	9,306	42%
Other (KSF)	231	158	138	121	113	113	113	113	113	113	1.325	12.441	11%
DIL - Durolling Haits VOE - 4 000 Course Page	OE - 4 000	Course Par											24

DU = Dwelling Unit; KSF = 1,000 Square Feet

RECOMMENDED RATE ADJUSTMENTS

The recommended rate adjustments which resulted from the analysis undertaken by the SEP Subcommittee are presented in **Tables 3** and **4**. The recommend rate adjustment is 15% of the maximum fee rate for the duration of the SEP for all uses except retail and "other" land uses.

Similar to the prior SEP, it is recommended that retail continue to have lower cap to help encourage retail growth, especially since local serving retail has been greatly impacted by the global pandemic. Retail is recommended to initially be established at 6% and then increase to 7% in funding year 23/34.

In addition, it is proposed that a lower increase be made for "other" land use category. "Other" land uses consist of developments that do not fall into the other five land use categories such as theaters, motel/hotels, day care facilities, and gas stations. Given the unique nature of these uses and it is recommended that the rate be to 12% of the maximum fee rate for the duration of the SEP.

It is also recommended that the TVTDF rate continue to increase on annual basis based on the annual Construction Cost Index (CCI) adjustment to reflect changes in regional construction costs. Similarly, to how the SEP has been implemented in the past, the CCI adjustment will not be applied for years when there is a prescribe rate increase planned. Essentially this means that the CCI adjustment would not be applied for any use in funding year 22/23 and also not to retail in funding year 23/24.

Table 4: FY 2022/2023 Rate Adjustment

Land Use	Current 2021 Rate	% of Maximum	FY 2022/23 Rates	Change from 2021 Rates	% Change
Single Family (DU)	\$5,057	15%	\$6,596.40	\$1,539.40	30.4%
Multi-Family (DU)	\$3,484	15%	\$3,889.20	\$405.20	11.6%
Retail (SF)	\$3.74	6%	\$5.07	\$1.33	35.6%
Office (SF)	\$8.59	15%	\$8.81	\$0.22	2.5%
Industrial (SF)	\$5.00	15%	\$4.97	-\$0.03	-0.6%
Other (avg AM/PM trips)	\$5,620	12%	\$6,100.68	\$480.68	8.6%
			1		

DU = Dwelling Units; SF = Square Feet

Table 5: FY 2023/2024 Rate Adjustment

Land Use	Current 2021 Rate	% of Maximum	FY 2023/24 Rates	Change from 2021 Rates	% Change
Single Family (DU)	\$5,057	15%	\$6,596.40	\$1,539.40	30.4%
Multi-Family (DU)	\$3,484	15%	\$3,889.20	\$405.20	11.6%
Retail (SF)	\$3.74	7%	\$5.92	\$2.18	58.2%
Office (SF)	\$8.59	15%	\$8.81	\$0.22	2.5%
Industrial (SF)	\$5.00	15%	\$4.97	-\$0.03	-0.6%
Other (avg AM/PM trips)	\$5,620	12%	\$6,100.68	\$480.68	8.6%

DU = Dwelling Units; SF = Square Feet

Table 5 presents the summary of the revenue generates by the recommended rates. Over the 10-year SEP horizon, the recommended rate adjustment will result in a total revenue of \$162,733,410. After accounting for 20% that is returned to local sources and admin fees, there is \$130,023,995 available for TVTDF allocation, which can fund 12.3% of the total project cost for Top 15 Projects. It should be noted that these estimates do not account for CCI rate adjustment or increase in construction cost.

Table 6: Revenue Summary

Estimated Total Revenue*	\$162,733,410
Return to Local Source (20%)	\$32,546,682
Admin Fee (0.01%)	\$162,733
Revenue for TVTDF Allocation	\$130,023,995
Top 15 Total Project Cost (2021 \$)**	\$1,058,477,852
Percent of Top 15 Total Project Cost	12.3%

^{*} Estimated total revenue does not account for account for CCI rate adjustments

^{**}Project cost are in 2021 dollars and may increase over time due to changes in regional construction costs

Attachment A - Project Prioritization

			AC = Alameda County CCC + Conta County CAU - COUNTY	Project Urgency	C. TVIDF Albeation	C	D E	E sadiness	Project funding	Project Effectiveness						N. A.	
			UN = Livernors LVR = Livernors PLS = Pleasanton SAH = See Flamon	Some Some Solden via Higher Solden via Solde	TVIIN Condeny Total Cost	103 e1, 105 - 2, 105	Sebel PRE-FEE PSR PAED. PDAE, RW or CCA	PRE-PD + 0.5 FSR + 1.5 PAED + 1.5 PUSE + 2.0 RW + 2.0 CDM + 3.0	Fru Fustey TeutGethu	Agric med Project Agric med Agric Pokey Soult Les mi	Sum of Columns A.C. E.F.&.G. Maximum of 15	of the later of the second					
P.oject Type	Ω	Propest	TVTC Project Sponsor/Lead Agancy	Urgency Score	% TVTDF Allecation	TVTDF Abocation Score	Current Project Stage	Readiness	Funding	Effectiveness Score	Score Total	Priority Score	Total Cost (SMR)	Mon.TVTDF Funding (\$M it)	TVTDF Funding Mentified in Amended 2016 SEP Update (\$MB)	Untynded External Unationed	Unfunded TVTDF Allowable (SMA)
deshavBicycle	C:11e	Hon Hone Trial Bicycle-Pedestrian Overcrossing – Bollinger Caryon Road	SAFCCCCCA		w		PSAE	2	3		8771	87	772	56.28	3	3	2
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Roadway Capacity	3	Dubin Boulevard - North Caryons Partwey Extension	BV1/BIG	n	ś	n	PSAE	~	4.	,	11.41	7.65	166.39	25.49	86.8	\$1.33	13431
Sales	3	North Caryon Road Bafely Improvement - Segment	200		8		PAED	1.5	1111		11.47	7.88	128	1.34	1.00	3	348
Roadway Capacity & Safety	B-8t	Camero Tassapan/Tassapan Rd Widering Project (Dubh Segment)	DLB	*	É	-	P 5 E E	*	137	,	11.37	7.50	14.50	211	97	5	1.53
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Roadway Capacity	3	1-580/Greenville Rd Interchange Modification	LVR / Caleura	2	%0		PRE-PID	53	ñ	n	18.84	7.23	96.00	67.01	00.0	27.52	18.82
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rberaction	3	Sarta Rash-580 Interchange	PLS	2	9.8	n	PRE-PID	5.0	224	27	18.74	\$12	11.31	#22	90'0	3	2.03
adeay Capacity	1	H-840Vinco Road Interchange Modification	LVR / Calima		2		928	-	244	м	10.04	7.30	1	MG	973	17.41	18.81
Fectoriogy	C.10	(Indy also 680	DAWSAWCCCCCTA	3	**		PAED	2,1	670	-	10.63	7,49	57.21	2.55	3	3	\$4.66
destimility	20.0	han Hone Ind - Livemore	LVR	3	9.0		PAED	21	3		16.50	7.20	2	971	1871	3	28.89
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2	Roadway Capacity	B-1	I-SiO4-880 Intercharge (Westboard to Southound)	Daten		9.6		78	•	=	9	1976	293	1786.48	28.08	1,00	571.43	171445
2	Auges	A-10a	Vacco Road Salety Improvements Phase 1	AC	1	1/4	8	PRE-PID	20	2.18	~	4	8.78	44.57	26.11	3.32	R.S.	11.94
n	PederatumBityde	C-11h	ion Horse Trai Salety Improvements	OCCUMENTATION LYBRIS	7	g	ť	PREPIO	2	5		3	27	9759	973	5	5	13.50
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Ħ	Roadway Capacity	2	I-590/First Street interchange Modification	LVN1Cature		X.		PRE-PID	6.5	2.81	-	623	14.5	61.80	53.07	90'0	19.52	7.83
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æ	Safety	A-10b	Vasco Road Salety Improvements Phase 2	Ş	-	B%	п	PRE-PID	8.6	0.25	~	6.75	4.50	31.20	90'8	2.50	8:08	23.62
#	Frankl	A-11	Express Bua/Bua Rapid Trans (BRT) - Phase 2	DUB / LAVTA	1	ž		DACAN	2	818	2	648	444	22.38	973	1,14	879	11.21
a .	Safety	A-9h	Croat Carryon Improvements Phase 2	Q.	-	ž	•	PREPED	8.8	1.03	N	6.39	4.19	50.77	0.00	133	879	87.08
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98	Safaty	A-6a	Grow Canyon (mprovements Phase 1	¥	-	14%	~	PREPID	13	15.0	2	1179	4.12	TE.B.	96'0	1.55	=	271
u	Salviy	3	Harm Caryon Road Safety Improvement - Segment	St.	٠	٤	•	PREFE	53	8	1	8.50	an.	3	83	90'0	31	8.27
	Roadway Capacity	A-2a	SR 84 Expressway (LS80 to L680) - Segment 3 (FULLY FUNDED)	LVR/PLS										105.40	15.40	16.30	5	878
	Roadway Capacity	A-2a	SR 84 Expression (I-580 to I-880) - Segment 5 (PULLY FUNDED)	DRIMA										228.00	204.04	14.54	5	5
	Roadway Capacity	A-2b	SR 64.14360 Interchange - Phase 1 (COMPLETED)	LVR / Calvan										8.78	3	90'0	273	8.78
	Roadway Capacity	8-10	Helid Southboard HOY Lans Gap Closure (North Mem St to Rudgeer Rd (COAPLETED)	SAN I CICTA										96.78	73.28	873	31.58	11.31
	fransa	B-11b	L680 Transe Comdor Improvements (REMOVED)	SANICCIA										277.85	1.88	2.00	6.0	274.18
	Scadway Capacity	B-7	El Chano Rú Estension (Stonentige Diffact, London Ried to Sanley Boulevard (BECORPORATED INTO C-5)	gu.										72.48	82	5	23.70	72.48
	Roadway Capacity	C-7a	F680 Express Lanes - Nwy 84 to Alcosta (Southbound) (FULLY FUNDED)	PLS / ACTC										315.64	315.64	81	101.00	90'0

Total (Rank 2.37) \$5,414,950,244 \$544,315,739 \$25,610,000 \$444,191,141 \$1,001,997,544 Total (Rank 2.15) \$1,094,477,352 \$281,470,714 \$11,100,000 \$201,642,259 \$792,112,700

Attachment B

						Land U	se Projec	tions						
						Fisc	il Years	يجدان				2022-2032	20 Yr	Percent of
		22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Total	Growth	20 Yr Growth
	Dublin	-			1			1			A Parameter			Diowill
	Single Family (DU)	146	146	146	146	146	146	146	146	146	146	1,464	2,928	50%
	Multi-Family (DU)	223	223	223	223	223	223	223	223	223	223	2,235	4,469	50%
	Retail (KSF)	130	130	130	130	130	130	130	130	130	130	1,300	356	366%
	Office (KSF)	280	280	280	280	280	280	280	280	280				
	Industrial (KSF)	25	25	25	25						280	2,800	1,131	248%
	Other (KSF)		_			25	25	25	25	25	25	250	961	26%
		113	113	113	113	113	113	113	113	113	113	1,129	2,257	50%
	Pleasanton		200				-				10010	-		
	Single Family (DU)	200	25	-	30					1,159		1,214	3,513	35%
	Multi-Family (DU)	305	486							2,115		2,906	2,804	104%
	Retail (KSF)		11	_						845		855	1,932	44%
	Office (KSF)	100			1	10		281	1			381	3,200	12%
	Industrial (KSF)					0						0	2,527	0%
	Other (KSF)		100000						122			0	4,171	0%
County	Livermore			JAMES AND	-	and the same of		WILLIAM 10		-	d sylven		100	1000
	Single Family (DU)	341	341	341	341	341	341	341	341	341	341	3,410	5,460	52%
	Multi-family (DU)	228	228	228	228	228	228	228	228	228	228	2,280	3,614	63%
	Retail (KSF)	131	131	131	131	131	131	131	131	131	131	1,310	1,734	76%
	Office (KSF)	22	22	22	22	22	22	22	22	22	22	220	1,170	19%
	Industrial (KSF)	362	362	362	362	362	362	362	362	362	362	3,620	5,642	64%
	Other (KSF)			2000000				302	202	302	302	0	4,250	0%
	Unincorporated			1000	SOCIETY IN							,	4,250	UN
	Single Family (DU)	8	8	8	8	8	8	8	8	8	8	00	100	4000
	Multi-Family (DU)	-			0	0		0		0		80	186	43%
	Retail (KSF)		_									0	68	0%
	and the same of th						100					0	43	0%
	Office (KSF)		-									0	81	0%
	Industrial (KSF)						0	N.				0	31	0%
	Other (KSF)							1 10	1		0.00	0	95	0%
	Danville			0.000						70 75	100			AND SECTION ASSESSMENT
	Single Family (DU)	25	25	25	25	25	25	25	25	25	25	250	536	47%
	Multi-Family (DU)	48	48	48	48	48	48	48	48	48	48	480	457	105%
	Retail (KSF)	3	3	3	3	3	3	3	3	3	3	30	83	36%
	Office (KSF)	0	0	0	0	0	0	0	0	0	0	0	1	0%
	Industrial (KSF)	0	0	0	0	0	0	0	0	0	0	0	0	0%
	Other (KSF)											0	77	0%
	San Ramon				The same of the	COLUMN TO SERVICE		and the second		Name of Street, or other Designation of the last of th	Name of Street			
	Single Family (DU)	32	60	103	80	77						352	3,117	11%
	Multi-Family (DU)	103	460	498	213	184	250	282	261	248	525	3,024	5,897	51%
Contra	Retail (KSF)		6		61		6	15				88	909	10%
Costa	Office (KSF)					110		-		400		110	1,187	9%
	Industrial (KSF)	8										8	139	6%
	Other (KSF)	118	45	25	8							196	1.513	13%
	Unincorporated		-	- 20		THE RESIDENCE OF THE PARTY OF T						130	1,313	2376
	Single Family (DU)	34	34	34	34	34	34	34	24	2.4	- 14	240	447	2011
	Multi-Family (DU)	14	14	14	14	14	14	14	34	34	34	340	117	291%
	Retail (KSF)	- 14	14	14	1.4	14	14	14	14	14	14	140	147	95%
						- 1			U	200		0	62	0%
	Office (KSF)											0	27	0%
	Industrial (KSF)	-					11 100	100				0	7	0%
-	Other (KSF)							1000		3		0	78	0%
otal	Total	-			The same of the same of		2700							
	Single Family (DU)	586	639	657	664	631	554	554	554	1,713	554	7,110	15,857	45%
	Multi-Family (DU)	921	1,459	1,011	726	697	763	795	774	2,876	1,038	11,065	17,456	. 63%
	Retail (KSF)	264	281	264	325	264	270	279	264	1,109	264	3,583	5,118	70%
	Office (KSF)	402	302	302	302	412	302	583	302	302	302	3,511	6,797	52%
	Industrial (KSF)	395	387	387	387	387	387	387	387	387	387	3,878	9,306	42%
	Other (KSF)	231	158	138	121	113	113	113	113	113	113	1,325	12,441	11%
				-								-,	001-774	-4/-

		100 mm	Scenario Revenue Summary	iue Summary	The second	Z022 Ma	2022 Maximum Fee Summary	ummary	ACCUSANCE OF
			Total Revenue (\$)				2022 TVTDF Fee	TDF Fee	
	Land Use	Total Revenue By Land Use	\$162,733,410	Top 15 Total Cost (\$)	2021 TVTDF 2022 Max	2022 Max	2022 - 10%	2022 - 25%	2022 - 35%
			Return to Local Source 20%(\$)	\$1,058,477,852		Fee	of Max	of Max	of Max
Preferred Scenari	Single Family (DU)	\$46,900,404	\$32,546,682	Revenue for TVTDF	55,057.00	\$43,976	\$4,398	\$10,994	\$15,392
	Multi-Family (DU)	\$43,032,053	Admin Fee -0,1% (\$)	Allocation (5)	53,484.00	\$25,928	\$2,593	\$6,482	\$9,075
	Retail (SF)	\$20,976,518	\$162,733	\$130,023,995	\$3.74	\$84.52	\$8.45	\$21.13	\$29.58
	Office (SF)	\$30,924,888	Revenue for TVTDF	Percent of Top 15	\$8.59	\$58.72	\$5.87	\$14.68	\$20.55
	Industrial (SF)	\$19,283,355	Allocation (5)	Funded	\$5.00	\$33.15	\$3.32	\$8.29	\$11.60
1000	Other (avg AM/PM trips)	\$1,616,192	\$130,023,995	12.3%	\$5,620.00	\$50,839	\$5,084	\$12,710	\$17,794
te that all increases are calculated	Note that all increases are calculated as percentage of the 2022 Max Fee								

				4	Adjusted Rate Comparison	e Comparisor				
			2022/23 Rate	S WELLS		S. S. S. C.		2031/32 Rate	H	
Land Use	2022 Percent of Max	2022 Override - Percent of Max	2022/23 Rate	2022 Increase over 2021	2022 Increase over 2021	2031 Percent of Max	2031 Override - Percent of Max	2031/32 Rate	2031 Increase over 2021	2031 Increase over 2021
Single Family (DU)	Barrell and B	E. separate	\$6,596.40	\$1,539.40	30.4%		Sh of me	\$6,596.40	\$1,539.40	30.4%
Multi-Family (DU)			\$3,889.20	\$405.20	11,6%			\$3,889.20	\$405.20	11.6%
Retail (SF)	150/	969	\$5.07	\$1.33	32.6%	450/	7%	\$5.92	\$2.18	58.2%
Office (SF)	RCT	38	\$8.81	\$0.22	2.5%	4278	100	\$8.81	\$0.22	2.5%
Industrial (SF)			\$4.97	-\$0.03	%9°0-	Ų		52.97	-\$0.03	×9.0-
Other (avg AM/PM trips	8	12%	\$6,100.68	\$480.68	8.6%		12%	\$6,100.68	\$480.68	8.6%

							Ann	Annual Adjustment	int						No. of Street, or other Persons
No. of Contract of	The state of the		- HOUSE		100000		Annua	l Rate Adjustn	nent				1000		
Land Use	2022 Percent of Max	2022 Override - Percent of Max	2022/23 Rai	2023 O Percent of Po Max	2023 Override - Percent of Max	2023/24 Rate	2024 Percent of Max	2024 Override - Percent of Max	2024/25 Rate	2025 Percent of Max	2025 Override - Percent of Max	2025/26 Rate	2026 Percent of Max	2026 Override - Percent of Max	2026/27 Rate
Single Family (DU)			\$6,596	50.400		\$6,596		Man or all	965,9\$		100	\$6,596			\$6.596
Multi-Family (DU)			\$3,889	Sell		\$3,889			\$3,889			\$3,889			53.889
Retail (SF)	150/	6.0%	\$5.07	150/	7.0%	\$5.92	1 700 14	7.0%	\$5.92	,01,0	7.0%	\$5.92		7.0%	\$5.92
Office (SF)	WCT		\$8.81	RCT.		\$8.81	180.CI		\$8.81	15% 15%		\$8.81	15%		58.81
Industrial (SF)			\$4.97			\$4.97			\$4.97			\$4.97			\$4.97
Other (avg AM/PM trips		12.0%	\$6,101		12.0%	\$6,101		12.0%	\$6,101		12.0%	\$6,101		12.0%	\$6.101
Objects that all faces and an analysis and an analysis and an analysis and an analysis and	Marriage and marriage	Of - dah - none	323 BA P												mda.d

			ı				A	Annual Acjustment	in.	l	-	The same of	100	200	9
						10000	Annus	Annual Rate Adjustr	nent					The state of the s	-
Land Use	2027 Percent of Max	2027 Override - Percent of Max	2028 Ov 2027/28 Rate Percent of Per	2028 Percent of Max	2028 Override - Percent of Max	2028/29 Rate	2029 Percent of Max	2029 Override - Percent of Max	2029/30 Rate	2030 Percent of Max	2030 Override - Percent of Max	2030/31 Rate	2031 Percent of Max	2031 Override - Percent of Max	2031/32 Rate
Single Family (DU)			965'9\$		503	\$6,596			\$6,596			\$6.596			\$6 505
Multi-Family (DU)		200	\$3,889	500		\$3,889			\$3,889			\$3,889			53.889
Retail (SF)	150/	7.0%	\$5.92	150/	7.0%	\$5.92	4 7.07	7.0%	\$5.92	9 70.0	7.0%	\$5.92		7.0%	\$5.92
Office (SF)	RCT.		\$8.81	ROT	1	\$8.81	RCT RCT	12.	\$8.81	15%		\$8.81	15%		\$8.81
Industrial (SF)		21 87 38	\$4.97			\$4.97			\$4.97			\$4.97	350		\$4.97
Other (avg AM/PM trips		12.0%	\$6,101		12.0%	\$6,101	1	12.0%	\$6,101		12,0%	\$6.101		12.0%	\$6 101
*Note that all increases are calculated as percentage of the 2022 Max Fee	Iculated as per	entage of the 26	322 Mar Fee												-

				A CONTRACTOR					Project Au	Project Rank (Top 15)									
					4	-	J	Δ	F TOTAL STREET	-					=	-	-	Ī	
				CCC + Comba County	Project	TrTDf Absorion	ration	Project Reseases	j	Finipet	Project Hierbemets				Q			- the	
1112				Little Landson Dall to Deather S.W. a Deather P.L.S. Processing S.A.y. a Landson S.A.y. a Landson	1	Į,	F.1.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	# # # # # # # # # # # # # # # # # # #		301	Fram of Co. 7 & C. C. F. F. G. C. S. F. S. G.	area play.						
Pagenty Score Rada	Project Type	a	_	TVIC Propert Sportscollege Agenty	Urpency Score	% TVTO# A loc atten	TVTO* Afternoon Score	Current Project Stage	Rezimens Seme	Fundang Score	Electroneus School	Sk pre Telail	Price ny Science 1.	Teral Cost	Family A (Mal)	Turpe Funding Producted by Appending Turper (Jame)	Untunded Energy Makinged	Instances TVTDF Affice able (SMI)	t januari)
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7	Coppering	ន	Dubb Studenut - Harti Conyons Parlady Commun	DATE (VIII)		٤	-	17		E		11.48	245	18.30	ara.	:	g s	ă	
40	-	3	Suprem Compani Nama Sadag Impermental.	100		ť		N. Co.	2	5		11.47	244	8	178	:	3	#	
•	Sauty Commy &	1	Comm. Tenagra/Tenagra Na Wilsony Propertional College Control College Control College	Br.O	-	£	-	71.00		2	-	17 17	37	2 2			:	8	Continued saling & undersong expert of project and spill bessed on participant. 11/19/2021 - Updated Project Code
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Total Park 1:15) States 1775 States 111, Park 1775 States (31, Park 1775)

and C-11s will be in Constitution Phase by Ima 6.09 is frusteed Sentenced safety & unknown propert of propert U1073021 - Updated Propert Cont chen to mart in early 2022 SR Will be done 134.01 191.B4 18.93 100 8 8 3.00 2 12.20 M.Er ž 3 : 3 2 20,00 5 18.18 3 Lithinded Ethernal (in allowed (Stall) 3 3 ä 單 5 43 1 27.00 3 27.83 27 = 17.75 5 Ξ 3 3 2 3 3 3 3 1 Ē = 3 = 3 3 5 8 1 2 = : 3 3 3 Non-TVTDs Fundang (State) 3 Ē 8 23.48 1.74 14.00 8 67.88 ä 3 10.00 1 7.7 2 8 3 8 3 3 3 100.00 21.24 22.88 11.0 2 2 2 18.33 2 1 44.79 1 1278 <u>=</u> 3 3 28.28 5 5 = 87 7.88 100 8 5 7 2 1.13 5 4.1 2 3 2 8 3 -5 C. Standard C. Sta 12.84 12.0 # 11.48 11.47 13.37 Ē ž 10.84 1 16.74 1 3 16.68 10.48 = 3 Mactivates: Serve -• . 49 -. • Project Rank (All) Funding 3 2 3 100 1 134 3 3 2 3 ă 2 3 : 8 3 3 5 Read seed 5 m : 2 * = = 2 = = 2 2 3 : 100 mm Current Report Singe Die Bud g E 94.86 34.70 PAGE ž H PILE PARED PAGE 1 3 PANES PACD E PARTE PAVED ž 5 TVTDS American Scene • N, TVTER Allecation g ď ď. É g. £ £ É £ É ğ ď ٤ É É £ Ę É ď . PH -** * • 44 CLERLYMPLEMC LVR / Calmons DLB / LVR PLS / ACTO PLATACT 2 PLETDIBLI 2 2 2 8 ā 8 3 2 Į Comm. TemperaTempes No. Wilson, Physics Comm. Com. County Engages ADCoupulate Me Interchange Meditorani -880 Expens Lanes - Hay 84 to Harbeaund) Hers Trail in Elector CHIS and Conyon Read Safety lay Hame Test Connects by - Herre Trad - Liberman Mary Lot. Parl (Please 1) Market Total Surpes Herse Trad - Duelen tota Road Sadery Impro 2 2 E 0 3 Ē I 3 5 4 3 I 3 5 111 39 110

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				Comments	Project fully handed	Propert halfy handed	Payed Coupling	Payed Coupling	Payed removed because it will be incorporated this beneath 860 (Physici C. 1.0)	Paper consend faceures & will be temperated this Project C.S.	Spit C-7 phosed on ACTC phasing of project. Shuthhannid phoses is hidry Ambed.
				Cottended TVTDF Allowable (\$84.1)	3		8.38	18.71	274.86	72.00	:
				(Pros)	:	=	n.	35.50	:	23.19	***
				Functions Exercising Exercisions in Amendes 2018 SEP Update (1928	11.8	NT N	:	3	87	3	3
				TVTD8 Funding Introduced in Mon.TVTD8 Stending (SA4) Ameridae 2019 Step Updan (SA4)	:	1	:	S. N.	=	5	3
				Total Cost (Ball)	1	200	828	84.78	277.00	72	3164
		100	T of the state of	Kerr feld. Phony Score							
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Project Rank (Atl)		Project Funding	44.85 T	Funding		2 13 2	,				
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				June 1	RR 84 Expressionsy (-500 to 1400) - Segment 3 (*ULY FURDICI)	STATE PROPERTY GARDIN LAND. Beginner 6	SR 847 LG80 Interchange - Phaint 1 (COMPLETEE)	Man Bit in Paragraph Pop (2004) (2007) (2007)	Lette Transis Correlat Improvements (PESACIVEE)	D Chart In Enterthy (Seconds DALES)	LABOR Esperis Lance - they bit to Moses.
				g	4.28	A.bs	A.2h	8-8	Bfin	141	C.7a
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Techi (Rank 1-37) \$2,496,956,256 \$440,016,739 \$20,010,000 \$44,1912,11 \$1,001,1912,116 Total (Revol.11) SIRSAFFER STRATES SIRINAME STRAMATER STRINAMEN