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Solano County Regional Transportation Impact Fee

(A Component of the Solano County Public Facility Fee)

7th Annual Report For Fiscal Year 2019-20 October 1, 2020



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Solano Transportation Authority
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Transportation Impact Fee Dollars...**AT WORK**



Solano County Regional Transportation Impact Fee (RTIF)
 (A Component of the Solano County Public Facility Fee)
 Annual Report for Fiscal Year 2018-19

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Introduction

On December 3, 2013, the Solano County Board of Supervisors established the Regional Transportation Impact Fee (RTIF) as part of the Solano County Public Facility Fee (PFF). This was in response to a recommendation and request by the STA Board of Directors to the Solano County Board of Supervisors to create a transportation impact fee to mitigate the impacts created by future growth. The STA Board's request was built upon several community and stakeholder input meetings during the development of the STA's RTIF Nexus Study.

As is required by law, every 5 years the County must update the Nexus study for the PFF. This update to the study was completed in April of 2019. As part of this update, a recommendation was presented by County staff to increase the amount collected for the RTIF from \$1,500 to \$2,500 for each dwelling unit equivalent (DUE). This increase to \$2,500 per DUE will likely increase the RTIF projected average to over \$2M per year, rather than the \$1.2M a year it has been averaging.

As a result, the County of Solano, in partnership with seven cities, then began collecting the RTIF on October 6, 2019 according to the new approved fee schedule included in Exhibit A on page 8. Since the program began, STA administered a total of \$7,084,948 collected with over 90% of the funds obligated or committed to priority RTIF projects.

This year, the RTIF program has seen several projects completed and other projects well underway toward improving traffic operations and safety. Working Groups (WG) 5's SR113 Corridor Safety Study was completed in Spring 2020. WG3 and WG6's priority project, the Fairgrounds/SR 37 SolanoExpress Bus Stop, was also completed in Fall 2019. Finally, WG 1's priority project, Jepson Parkway Phase 1B in Vacaville, will go to construction this year and WG 2's priority project, SR 12 Complete Streets in Rio Vista, is currently in Design.

FY 2019-20 RTIF Revenue

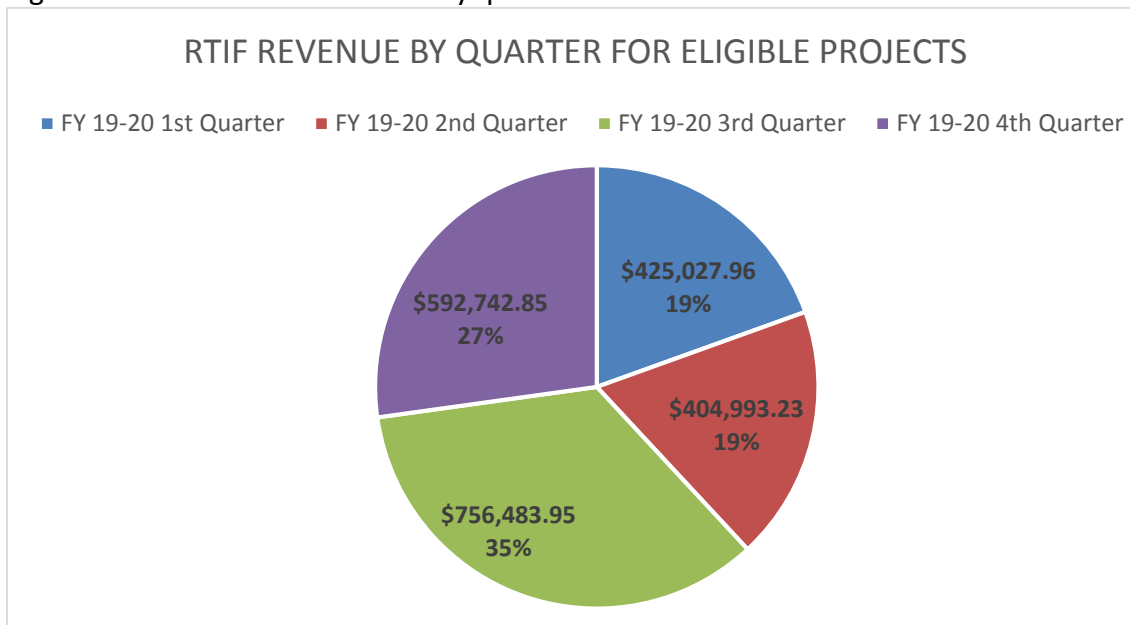
In summary, a total of \$2.188 million was collected for eligible RTIF projects in FY 2019-20 (after accounting for STA's two percent administrative fee to manage the program). The RTIF revenue collected was an increase of over \$580,000 in comparison to last fiscal year which had \$1.608 million collected.

Figure 1. FY 2019-20 RTIF Revenue Collection by Quarter

The 3rd quarter of FY 2019-19 was the largest amount collected in one quarter since the inception of the RTIF program. FY 2019-20 was also the largest amount collected for any fiscal years since the RTIF began collecting revenue, despite the COVID-19 pandemic. This bodes well for working group available funding balances to advance RTIF projects and in 2013 highlights the increasing development activities in Solano County.

<p>Total RTIF Revenue Eligible for Projects in FY 2019-20: \$2.188M</p>
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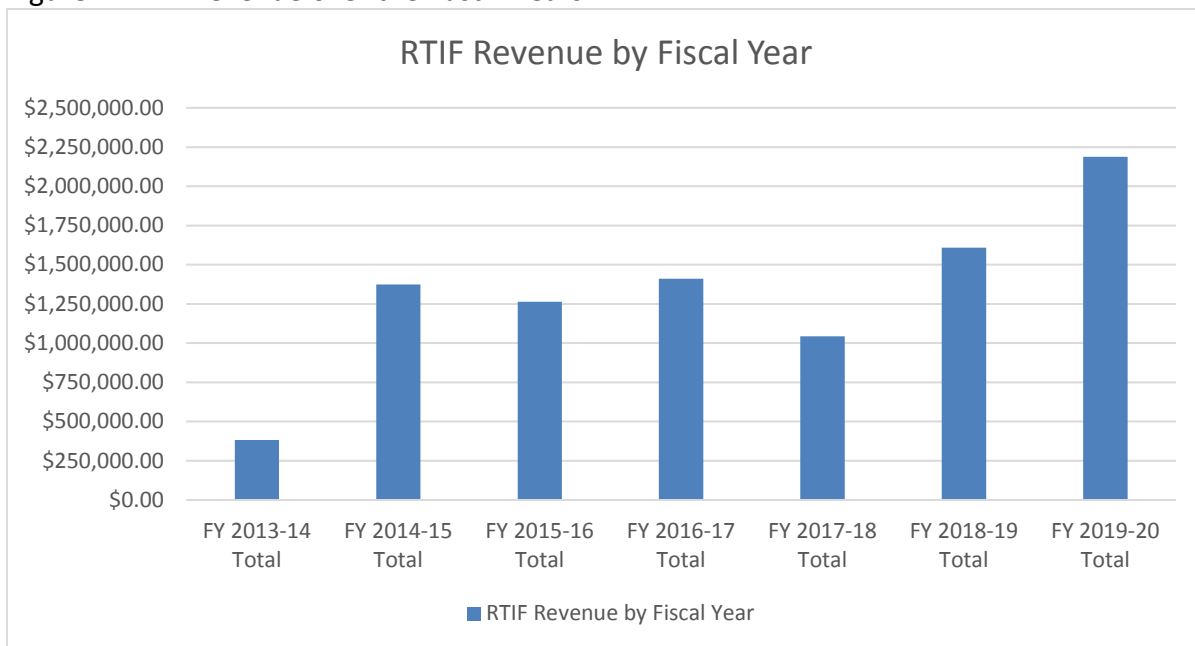
Figure 1: RTIF revenue collection by quarter for FY 2019-20.



Regional Transportation Impact Fee Revenue over the Past 7 Years

The RTIF program is projected to grow over time, with the growth of Solano County’s economy and population. Figure 2 below shows that development has been relatively steady since the RTIF was established, with annual revenues averaging approximately \$1.429M and projected to increase.

Figure 2: RTIF Revenue over the Past 7 Years



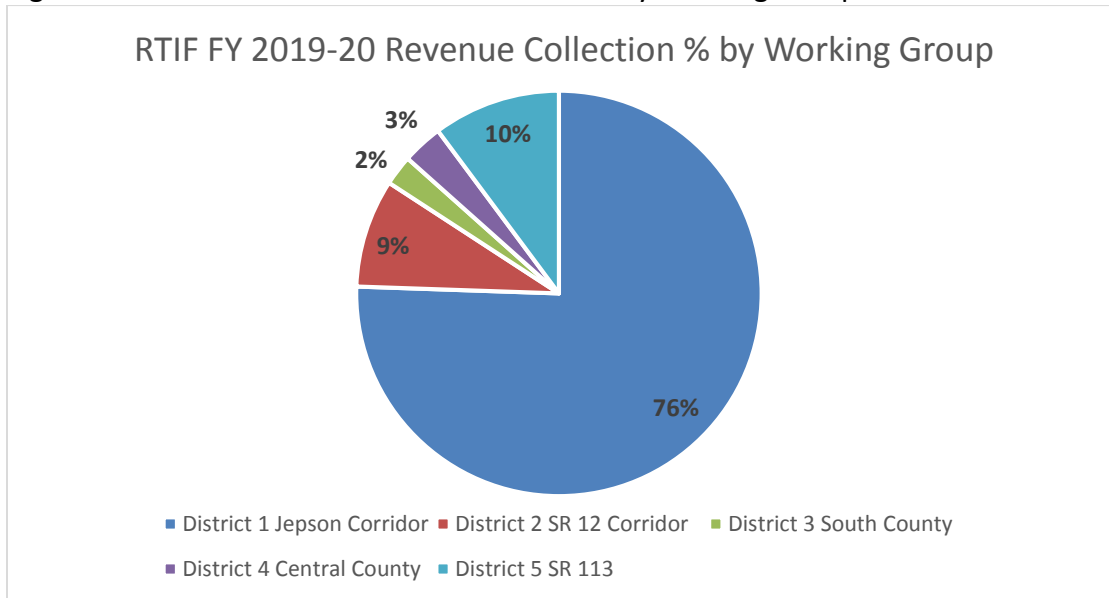
Regional Transportation Impact Fee Revenue and Working Group Districts

For RTIF revenue disbursements, the county is divided into five geographical RTIF districts, with a Working Group identified for each district. Exhibit B on page 7 is a map of the five RTIF Working Group Districts. Two additional separate districts were established to focus on

implementing approved RTIF eligible regional transit facility projects (Transit Working Group) and unincorporated County road projects (unincorporated County Working Group).

Ninety percent (90%) of RTIF revenue collected are returned to the districts that generated the RTIF revenue. The remaining ten percent (10%) of RTIF revenue are split five percent (5%) each to the Transit Working Group and Unincorporated County Work Group. Table 1 on page provides details on the current revenue status of each working group. Exhibit C on page 7 includes a table with further details on how much revenue was collected for each Working Group District by quarter.

Figure 3: RTIF FY 2019-20 revenue collection % by Working Group



The top three Districts with the majority of development and building activities are within District 1 (Jepson Parkway Corridor), District 5 (SR 113 Corridor), and District 2 (SR 12 Corridor); together this represents 95% of the development in Solano County. The cities of Fairfield, Vacaville, Suisun City, Rio Vista, Dixon and the portions unincorporated County of Solano are included within these Districts.

RTIF Working Group Project Delivery Status

The RTIF Working Groups are made up of Public Works or other local agency staff located in that district. The Transit Working Group is comprised of transit staff from all five transit operators. Each Working Group is responsible for prioritizing and implementing eligible projects within their respective District. The Working Groups are required to meet at least once a year to provide a status update on their respective RTIF District's project or projects. The Working Groups also provide recommendations to the STA Board for RTIF funding if eligible projects experience implementation issues.

In Fiscal Year 2019-20, five of the seven RTIF Working Groups have completed their priority project or had projects underway:

1. Working Group 1 – Jepson Parkway – Phase 1B in Vacaville **CON in FY 2022/23**
2. Working Group 2 – SR 12 Complete Streets in Rio Vista – **In Design**

3. Working Group 3 – Fairgrounds/SR 37 SolanoExpress Bus Stop – **Project Complete**
4. Working Group 4 – *Project to be determined pending Nexus Study Update*
5. Working Group 5 – SR113 Corridor Safety Study – **Project Complete**
6. Working Group 6 - Fairgrounds/SR 37 SolanoExpress Bus Stop – **Project Underway**
7. Working Group 7 - *Project to be determined pending Nexus Study Update*

Working Group District	Project	Balance of RTIF to End of FY 19/20	Approved Obligation	Working Group Status
1	Jepson Parkway Vacaville Phases	\$3,355,617.78	\$3,500,000	Vacaville's Jepson Parkway will get \$3.5M for Phase 1B, then Fairfield will get the next \$3.5M for either New Canon Rd. or Fairfield's Jepson Parkway Segments
2	SR 12 Complete Streets Project in Rio Vista	\$755,398.93	\$1,000,000	The SR 12 Complete Streets project is currently in design.
3	SR37/ Fairgrounds Dr. SolanoExpress Bus Stop	\$280,285.70	FY 2016-17 through FY 2021-22	Working Groups 3 and 6 RTIF revenue recommended for a six year allocation as part of a finance plan to fully fund the Fairgrounds Dr/SR 37 SolanoExpress Bus Stop.
4	West Texas Gateway (Dependent on Nexus Study Update)	\$51,622.81	TBD	Update of Nexus Study required
5	SR 113 Corridor Study	\$631,435.85	\$20,000	Traffic study on SR 113 in Dixon/Unincorporated County of Solano. Study is now complete.
6	SR37/ Fairgrounds Dr. SolanoExpress Bus Stop	\$256,354.73	\$300,000	Working Groups 3 and 6 RTIF revenue recommended combined for a finance plan to fully fund the Fairgrounds Dr/SR 37 SolanoExpress Bus Stop.
7	Undetermined	\$342,722.37	TBD	WG 5 planned to combine RTIF revenue with WG 7 to provide funds to study the need for grade-separation in near Dixon, but this was not successful. A new project has yet to be identified.
Total		\$5,583,502.05	\$4,820,000	90% of collected RTIF funds have been obligated to approved RTIF Projects. Roughly 50% of RTIF revenues collected through FY 17/18 has been disbursed, the remaining balance anticipated to be disbursed in future years. Numerous projects are banking their remaining balance in anticipation of design completion and being ready for construction.

As of the end of FY 2018-19, the STA Board approved the allocation of over 85% of RTIF revenue to implement approved RTIF Projects. In total, approximately 50% of all RTIF revenue collected has been dispersed to projects. The remaining balance is programmed to be dispersed in FY 2019-20 and future years as RTIF-eligible projects advance.

FY 2019-20 RTIF Working Group Recommendations and Approvals

All seven RTIF Working Groups will meet later this year to affirm their priority projects and projects requested for inclusion in the Nexus Study Update.

All of the RTIF Working Groups are making progress on their projects with two completed or nearing completion:

- Working Group 1 – Jepson Parkway – Vacaville phase construction in FY 2022-23
- Working Group 2 - Hwy 12 Complete Streets Project included in SR12 SHOPP project
- Working Group 3 - Fairgrounds Dr Solano Express Bus Stop Near Completion
- Working Group 5: SR 113 Safety Study Complete
- Working Group 6 – Fairgrounds Dr Solano Express Bus Stop Near Completion

Current Project Recommendations for FY 2020-21 include:

- Working Group 1: Working group members discussed the need to update the existing funding agreement, which allocated the first \$3.5M in RTIF revenue generated by this district to Phase 1B of Jepson Parkway in Vacaville and the following \$3.5M to Phase 2C of Jepson Parkway in Fairfield. Since that agreement was finalized, annual revenue has not reached projected levels of funding, effectively delaying both projects. STA will update the matrix for projected payoff dates for each project in Vacaville and Fairfield. **Members may need to discuss updating their funding agreement to make sure each project has its funding needs fulfilled.**
- Working Group 2: Working group members previously committed \$1M of existing and future revenue toward the completion of the SR 12 Complete Streets Project in Rio Vista. Members would like to include the Airport Road project in the next *Nexus Study* Update. **Members will discuss how to expend future available revenue after the *Nexus Study* is updated.**
- Working Group 3: With funding committed through FY 2021-22 for the Fairgrounds Dr Improvements, working group members decided to reconvene later this year to discuss future priorities.
- Working Group 4: Working group members previously discussed the need to select a new project now that the Green valley Overpass is complete. Members determined that the North Connector West Project should not begin until the I-80/I-680/SR 12 Project is complete, and that the West Texas Gateway Project was a potential candidate for future funding, pending the *Nexus Study* update. **Members will discuss how to expend available revenue after the *Nexus Study* is updated.**
- Working Group 5: Working group members discussed the current SR 113 Improvement Study and the possibility of working with Caltrans to improve the city portions of SR 113 as a Complete Streets project in the future. Members proposed including Parkway Blvd and West A St Undercrossing in the *Nexus Study* Update. **Members will discuss how to expend available revenue after the *Nexus Study* is updated.**
- Working Group 6: recommended to dedicate future Working Group 6 RTIF funds towards the Fairgrounds Dr/SR 37 SolanoExpress Bus Stop project, and revenue collected due to the RTIF increase will fund Art at Regional Transit Facilities.
- Working Group 7: County staff previously recommended McCormack Rd as their priority project going forward. They anticipate banking money until project costs are known.

Solano County recently updated the Nexus Study for the Public Facilities Fee (PFF), which is required to be updated every 5 years. Since this update, several projects have been proposed by member agencies to accommodate growth in particular areas. These new projects will need to be added to a Nexus Study Update for the RTIF portion of the PFF. Costs associated with this update will come from the available revenue of the working groups requesting the update. The

study update was initially scheduled for Summer 2020 but delayed due to the COVID-19 pandemic and wildfire evacuations in Solano County.

New Projects to include in Nexus Study Update:

- Working Group 2: Airport Rd (Rio Vista)
- Working Group 4: West Texas Street Complete Streets Project
- Working Group 5: Parkway Blvd Overcrossing, Pedrick Road in Dixon, West A St Undercrossing

Exhibit A: RTIF Fee Schedule Effective October 2019

Use Category	Old Fee per sf	Old RTIF Part B	New Fee per sf	New RTIF Part B
Single Family Residential	\$8,962	\$1,500	\$9,263	\$2,500
Multifamily Residential	\$,726	\$930	\$6,662	\$1,400
Second/Accessory Unit	\$4,575	\$805	\$4,536	\$1,200
Multi-family Age Restricted	\$4,348	\$585	\$3,975	\$650
Retail	\$859	\$382	\$1,024	\$714
Service Commercial	\$1,927	\$980	\$2,097	\$1,492
Assembly	\$471	\$75	\$483	\$235
Office	\$1,430	\$269	\$1,359	\$664
Hotel/Motel	\$519	\$230	\$429	\$265
Industrial	\$601	\$110	\$698	\$402
Warehouse	\$181	\$36	\$210	\$121
Health Care Facility	\$946	\$180	\$483	\$235
Place of Worship	\$367	\$75	\$483	\$235
Congregate Care Facility	\$598	\$67	\$483	\$235
Private School	\$1,221	\$793	\$483	\$235
Child Day Care Facility	\$313	\$0	\$483	\$235
Riding Area	\$363	\$47	\$174	\$114
Barn	\$125	\$27	\$174	\$114