

Lamorinda Fee and Financing Authority

December 7, 2020

To: LFFA

From: LFFA-TAC

Subject: Annual Transportation Mitigation Fee Adjustment

STAFF RECOMMENDATION: LFFA-TAC Staff recommends that the Lamorinda Fee and Finance Authority (LFFA) to accept the report on the Annual Transportation Mitigation Fee Adjustment.

BACKGROUND: In June 1998, the Cities of Lafayette and Orinda, and the Town of Moraga authorized a Joint Exercise of Power Agreement (JEPA). The LFFA was created to implement the requirements of the Growth Management Program element of the Measure C Sales Tax Program. Specifically, the Growth Management Program established a development mitigation program to ensure that new growth paid its share of the costs of regional impacts associated with such growth. The LFFA established a Lamorinda traffic mitigation fee program as its mitigation program. The fees are supposed to be adjusted yearly and the JEPA provides for an adjustment effective January 1, of each year based on the amount of the increase in the Engineering News-Record Construction Cost Index for the San Francisco Bay Area for the period ending September 30th. The 2021 fee adjustment is based on this index and equals 5.175%. The change in fee for each land use category is summarized below:

Lamorinda Transportation Impact Fee
2021 Fee Adjustment ENR Construction Cost Index

| | CCI Index | Inflation Factor [C] = [B]/[A] |
|--------------------|-----------|-----------------------------------|
| September 2019 [A] | 12365.71 | |
| September 2020 [B] | 13005.66 | 1.051751982 |

| Fee | 2020 Rate [D] | 2021 Rate [E] = [C] x [D] | 2021 Total Item Fee [F] = Regional + Local |
|--|------------------|------------------------------|--|
| Single Family | | | |
| Regional | \$ 4,027.60 | \$ 4,236.04 | \$ 8,472.08 |
| Local | \$ 4,027.60 | \$ 4,236.04 | |
| Multiple-Family or second unit | | | |
| Regional | \$ 2,819.15 | \$ 2,965.05 | \$ 5,930.10 |
| Local | \$ 2,819.15 | \$ 2,965.05 | |
| Multiple Family Transit Oriented Development | | | |
| Regional | \$ 1,494.34 | \$ 1,571.68 | \$ 3,143.36 |
| Local | \$ 1,494.34 | \$ 1,571.68 | |
| Non-residential | | | |
| Regional Local | \$ 4.31 | \$ 4.53 | \$ 9.06 |
| Local | \$ 4.31 | \$ 4.53 | |
| Other | | | |
| Regional | \$ 443.27 | \$ 466.21 | \$ 932.42 |
| Local | \$ 443.27 | \$ 466.21 | |

ATTACHMENTS:

None

Respectfully submitted by,

Jason Chen
City of Orinda, City Engineer