



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, November 1, 2011

Members of the City Council

*Woody Fridae, Mayor
Cecilia Aguiar-Curry, Mayor Pro-Tempore
Harold Anderson
Michael Martin
Tom Stone*

*John W. Donlevy, Jr., City Manager
John Wallace, City Attorney
Nanci Mills, City Clerk*

6:00 p.m. - Executive Session

AGENDA

Pursuant to Government Code Section 54956.8 – 314 and 318 Railroad Avenue, Winters, CA Real Property Negotiator City Manager John W. Donlevy, Jr.

6:30 p.m. – Regular Meeting

AGENDA

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS

At this time, any member of the public may address the City Council on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, October 18, 2011 (pp 1-7)
- B. Recommendation on Letter to Sacramento Area Council of Governments (SACOG) Regarding the 2013-2021 Regional Housing Needs Allocation (RHNA) Process (pp 8-34)
- C. Appointment of Greg Lanzaro to a Four-Year Term to the Sacramento-Yolo Mosquito and Vector Control District Board (pp 35-36)
- D. Resolution No. 2011-45, A Resolution of the City Council of the City of Winters Amending the City of Winters 2011-2012 Adopted Operating Budget (pp 37-39)

PRESENTATIONS

Greg Lanzaro – Update on Sacramento-Yolo Mosquito and Vector Control District (City of Winters Appointment to the District Board)

DISCUSSION ITEMS

1. Public Safety Facility- Notice of Completion (pp 40-58)

2. Update and Disposition of City Property Lease – 318 Railroad Avenue and Response to City RFP – 318 Railroad Avenue, Winters (Under Separate Cover for Executive Session)
 3. Assignment of Lease / Status – 314 Railroad Avenue, Winters (No Backup)
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COMMUNITY DEVELOPMENT AGENCY

- 1.
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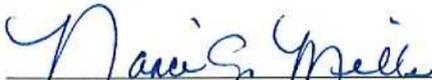
CITY MANAGER REPORT

INFORMATION ONLY

EXECUTIVE SESSION

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the November 1, 2011 regular meeting of the Winters City Council was personally delivered to each Councilmember's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on October 26, 2011, and made available to the public during normal business hours.



Nanci G. Mills, City Clerk

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Wednesday at 10:00 a.m.

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Minutes of the Regular Meeting of the
Winters City Council Meeting
Held on October 18, 2011

Mayor Fridae called the meeting to order at 6:30 p.m.

Present: Council Members Cecilia Aguiar-Curry, Harold Anderson, Michael Martin, and Mayor Woody Fridae.
Absent: Council Member Tom Stone
Staff: City Manager John Donlevy, City Attorney John Wallace, City Clerk Nanci Mills, Director of Financial Management Shelly Gunby, Housing Programs Manager Dan Maguire, Environmental Services Manager Carol Scianna, and Administrative Assistant Tracy Jensen.

Dixon Fire Chief Aaron McAllister led the Pledge of Allegiance.

Approval of Agenda: City Manager said there were no changes to the agenda. Motion by Council Member Aguiar-Curry, second by Council Member Martin to approve the agenda. Motion carried unanimously, with one absent.

COUNCIL/STAFF COMMENTS: Council Member Anderson attended a SACOG Land Use & Air Quality meeting on 10/6; attended a YCTD meeting on 10/10; attended a meeting with Council Member Aguiar-Curry on 10/11; attended an LPCCC meeting regarding Creek works on 10/13.

Council Member Aguiar-Curry attended an LGC meeting with Council Member Anderson on 10/6, where they met with the Strategic Growth Council; attended the meeting of the Yolo Leaders Group, which was hosted by the City of Winters at the Public Safety Facility; will attend the LAFCO meeting in Orange County next week to join Supervisor Don Saylor to discuss the success of the Yolo Leaders Group; attended Yolo County WRA Executive and Technical meetings; attended the Chamber of Commerce meeting and mixer; recently hosted Robin Cuccolo, who was one of the founding members of the Putah Creek Council and is amazed by the progress being made on the creek. On 11/7, the Chamber of Commerce is hosting an appreciation event at the Community Center @ 5:30pm and invited all to attend. There will be a Citizen's Workshop to assist those in

gaining their American citizenship on 10/24 from 5:30-7pm at Shirley Rominger Intermediate School. Those interested will receive an application on 10/24 and will be required to return on 10/29, where attorneys will provide assistance in getting their documents for citizenship in order. On 11/15, there will be a legislative briefing webinar at City Hall.

PUBLIC COMMENTS: None

CONSENT CALENDAR

- A. Minutes of the Regular Meeting and Executive Session of the Winters City Council Held on October 4, 2011
- B. Staff Requests Support from Council to Work with Caltrans and other Agencies for the Railroad Avenue / Dry Creek Slough Two Lane Bridge Replacement Project

City Manager Donlevy gave a brief overview. Motion by Council Member Aguiar-Curry, second by Council Member Martin to approve the Consent Calendar. Motion carried unanimously with one absent.

DISCUSSION ITEMS

- 1. Fire Management Services Agreement – Cities of Winters and Dixon

City Manager Donlevy gave an overview and said shared services will move the City of Winters forward in emergency services, where experienced management in 24/7 operations will be implemented and coordinated with staff's strategic operations. The City of Winters is familiar with the Dixon Fire Department, who will also benefit from the agreement. Dixon Fire Chief Aaron McAllister will be staffed in Winters three days a week and will bring with him several years of experience in training and operations. There are also two Division Chiefs who will be available to internally develop paid staff, reserves and volunteers. They will share training resources and facilities, which may be challenging at times. The proposed agreement, with an approximate annual cost of \$90,000, will save the City approximately \$190,000 over the three year term of the agreement.

Council Member Martin asked who will be Fire Chief McAllister's immediate supervisor. City Manager Donlevy said Chief McAllister is an employee of the City of Dixon and will answer to the Dixon City Manager regarding administrative conflicts and answer to the Winters City Manager regarding Winters fire operations. Mayor Fridae said the 90-day termination period by either party seems like a pretty short turn around. City Manager Donlevy said since we share a border with Dixon, a termination would be more like a divorce. The 90 day

verbiage is pretty standard language and said this would be a non-issue. Mayor Fridae said budgets may force hands and expressed concern about restructuring the leadership. Council Member Aguiar-Curry asked what the vote was from the Dixon City Council regarding this arrangement. City Manager Donlevy said the vote was unanimous and that they are very supportive of the shared services. City Manager Donlevy introduced Fire Chief Aaron McAllister, who said he is looking forward to participating with the Council and working with City Manager Donlevy. This agreement is forward-leaning and ground-breaking and will show that two small agencies can work together, which is something the City of Davis and University of California, Davis haven't been able to do.

Motion by Council Member Martin, second by Council Member Anderson to approve staff recommendation and adopt the proposed agreement and authorize the City Manager to execute the agreement. Motion carried unanimously, with one absent.

2. Downtown Hotel RFP- Approval to Proceed

Council Member Anderson recused himself due to a possible conflict of interest.

City Manager Donlevy gave a brief overview. The improvements and overall vision of the half block bordered by Abbey/Railroad/First is part of the Downtown Master Plan. The key elements, as well as the timing of the RFP are critical. The evaluation process will include putting together an advisory review panel comprised of property owners and local, savvy business owners to assist in the approval process.

Council Member Martin cited past investors who delayed the RFP process and start date in order to look for additional funds. City Manager Donlevy said the City will ask for more specific information from a specific business, who will be required to identify how, where, when and why and include this information in their submitted proposals. Council Member Aguiar-Curry said we are at an exciting stage of this potential reality. The only thing that was not listed in the RFP were the local events that draw people to our community and cited our UCD connection is important. She also suggested distributing the RFP to the bay area, as the more proposals we receive, the better. Also, there is no reference in the RFP about the alley improvement project, which will add potential businesses, and added that a hotel conference center will be a positive addition.

Council Member Aguiar-Curry asked if any additional comments have been received. City Manager Donlevy said he had received approximately 20 comments, all of which have been different. Council Member Martin asked if there will be a public comment period through the process. City Manager Donlevy said there will be many elements, including design through the Form Based Code, and will ultimately go through the Planning Commission. Council

Member Aguiar-Curry said the Form Based Code process has been simplified and placeholders are in place to assist in the process.

Mayor Fridae said over the last eight years, the Council has had an unspoken commitment to Railroad and Main and the areas radiating out from it. The City of Winters has a functioning historic downtown due to the preservation of older buildings, giving a facelift to the appearance of the downtown, and is glad the hotel is part of the redevelopment process. The highway business will catch the passer bys, but the City is making the downtown business viable, giving people the chance to stay over, thus giving them time to kill by looking for places to eat and drink and things to buy. Mayor Fridae said he hopes to receive many responses to the RFP and said the addition of photos in the RFP will show off the things we're doing.

Corinne Martinez, 115 Baker, said a conference room is critical, but it's important to know what the demand is and asked if data had been gathered regarding the availability of other conference rooms in the area. Based on the possibility of a hotel by the freeway, Ms. Martinez said a conference room at the freeway location would conflict with the downtown attraction.

Council Member Aguiar-Curry asked if there were any missing pieces to the RFP and asked about the final draft. City Manager Donlevy said the only piece missing is a partner's page. Council Member Aguiar-Curry asked about including statistics from UCD and also asked about a video to go along with the RFP. City Manager Donlevy said there are two DVDs featuring Winters (Diners, Drive-Ins and Dives and Huell Howser's California Gold) as well as five news pieces in a recent three-day span. Council Member Aguiar-Curry asked how many members would comprise the Advisory Review Panel and City Manager replied five to seven, which already includes the Mayor. When asked about the timeline, City Manager Donlevy gave the following tentative timeline: RFP to be released on 10/20, due date for written questions would be 11/16, RFP response deadline would be 12/15, and the deadline to award would be January, 2012. A revised timeline based on the number of proposals received will be presented at the January 3rd, 2012 City Council meeting.

Motion by Council Member Aguiar-Curry, second by Council Member Martin to approve the final draft of the Downtown Winters Hotel RFP with the requested changes, and authorize staff to develop an Advisory Review Panel to assist in the process for approval by the City Council, and authorize the proposed project timeline. Motion carried unanimously with one absent.

3. Emergency Repair Funding- Trestle Bridge / Car Bridge

Council Member Anderson returned to the dais at this time. City Manager Donlevy gave an overview and said his emergency authorization to spend

\$24,000 (\$12,000 per bridge) to repair the scour on the trestle and car bridges during the current construction phase was a massive savings. Engineering and repairs done at any other time would have exceeded \$300,000, thus saving the City between \$200,000 and \$300,000. Council Member Martin said the scour had created cavity-like spaces and staff, along with Solano County Water Agency (SCWA), did a good job in filling in these spaces on both bridges, making them both much safer. City Manager Donlevy gave kudos to SCWA, City staff and maintenance crew and Ghilotti Construction and wished all projects could be so easy and cost-effective. Mayor Fridae also gave recognition to those who worked on the project and took advantage of the de-watering process. Council Member Anderson wanted to verify that Thomas Pate of SCWA, along with SCWA staff members were included in the accolades. City Manager Donlevy said the whole SCWA staff jumped on the project.

Motion by Council Member Anderson, second by Council Member Aguiar-Curry to authorize and ratify the expenditure of \$24,000 in Gas Tax Funds toward emergency repairs done for the Robert Chapman Trestle Bridge and the Putah Creek Car Bridge. Motion carried unanimously with one absent.

4. Facility Fee Waiver Request- Community Center

City Manager Donlevy gave a brief overview and introduced Ashley Shaw, a Senior at WHS, who is planning a benefit luau as her Senior project to financially assist a local family whose small child was diagnosed with leukemia.

Council Member Aguiar-Curry asked whether security guards would be needed. City Manager Donlevy said they would not be required, but an attendant would be required. Ashley confirmed her project mentor, her mother and many parents would also be present to help. Council Member Anderson asked about holding the benefit luau at a school facility. Ashley said the gym might be awkward and she would prefer a stage setting for a professional-style Polynesian dance performance, which will include Asian and Hawaiian dances. So far Ashley has secured 4 dance groups. Mayor Fridae applauded Ashley's efforts by charging admission to the benefit luau to benefit someone else.

City Manager said as a policy, the City doesn't waive Community Center fees. If approved, the net rental fee of \$629 would be allocated from the Council's discretionary fund account. Council Member Anderson asked if this could be considered a non-profit venture in order to qualify for a lower hourly rental rate. If so, Mayor Fridae asked whether the Winters Rotary Club might sponsor the event, reducing the hourly rate from \$75/hour to \$20/hour, as the Winters Rotary Club has paid the annual subscription fee, entitling them to the lower hourly rate. Ashley added the dance studio on First Street would also be used for practices, which rents for \$10/hour.

Motion by Council Member Aguiar-Curry, second by Council Member Martin, approving the use of the Community Center for a benefit luau and the dance studio for practices, directed staff to work with the Winters Rotary Club regarding event sponsorship, and to deduct cost from Council's discretionary fund. City Manager Donlevy invited Ashley to attend the next Rotary Club meeting on Thursday, October 20th @ 12:15 to present her project, and Ashley accepted the invitation.

5. Rehabilitation and Renovation of 318 A First Street (Former Police Station)

Director of Financial Management Shelly Gunby gave an overview. Architect Dennis Dong with Calpo, Hom & Dong suggested seeking bids for the survey for structural deficiencies for this building before moving forward. This item will then come back before Council with the surveys received and staff recommendation.

Council Member Martin asked whether funds were available for this project. Ms. Gunby indicated there was \$637,461 available in the General Facility Impact Fee fund. Council Member Aguiar-Curry asked whether local contractors could be utilized for the construction engineering and renovation work. Ms. Gunby said based on the survey results, if the building is found not to be sound, there is no point sending out an RFP.

Council Member Stone joined the meeting at 7:50 p.m.

Council Member Anderson said we should look at the structural integrity first as to not throw good money after bad. Council Member Aguiar-Curry asked about a break room being included in the plan. Ms. Gunby said the plans provided are very preliminary. Council Member Martin asked what this project might cost. Ms. Gunby said she wouldn't know until it goes out to bid. Mayor Fridae suggested we go forward cautiously. Council Member Anderson said the City has 15-20' more space to the west due to a lot line adjustment. City Manager Donlevy said there would not be any new construction.

Motion by Council Member Aguiar-Curry, second by Council Member Anderson to authorize staff to seek bids for the survey for structural deficiencies, and the existence of mold and asbestos for the building location at 318A First Street, formally the home of the Winters Police Department. Motion carried unanimously.

COMMUNITY DEVELOPMENT AGENCY

1.

CITY MANAGER REPORT: City Manager Donlevy said the creek project is evolving and encouraged people to view it from the top of the bank as it is absolutely amazing. The work and people involved in the process will revolutionize the City, making Putah Creek an incredible asset. The dedication of the Winters Public Safety Facility will be held on November 3rd @ 3:30 p.m., with an official open house to follow after the first of the year. Tours of the new facility will be given at that time. An alley activation meeting will be held on Wednesday, October 26th from 6-8pm, in the alley behind the former fire station. This project is grant funded from the Local Government Council (LGC) and Terry Bottomley of Bottomley & Associates will be conducting the meeting, where any decisions regarding design issues will be added as an addendum to the Downtown Master Plan.

INFORMATION ONLY: None

EXECUTIVE SESSION: None

ADJOURNMENT: Mayor Fridae adjourned the meeting at 7:58 p.m.

Woody Fridae, MAYOR

ATTEST:

Nanci G. Mills, City Clerk



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and City Council Members
 DATE: November 1, 2011
 THROUGH: John W. Donlevy, Jr., City Manager
 FROM: Nelia C. Dyer, Community Development Director *NCD*
 Dan Maguire, Housing Programs Manager *DM*
 SUBJECT: Recommendation on Letter to Sacramento Area Council of Governments (SACOG) relating to 2013-21 Regional Housing Needs Allocation (RHNA) Process

RECOMMENDATION: The purpose of this item is to provide an opportunity to the City Council to comment and provide a recommendation on the City's draft letter to SACOG regarding the 2013-21 Regional Housing Needs Allocation (RHNA) Process.

SUMMARY: At the September 27, 2011 Planning Commission meeting, staff provided an overview of the RHNA process as well as the proposed methodologies for distributing the overall housing need number for SACOG region. As mentioned in the presentation, all cities and counties in California receive two types of allocations through the RHNA as required by state law: 1) Overall Allocation - Total housing number for growth during the planning period from January 1, 2013 to October 31, 2021; and 2) Income Category Distribution - the Overall Allocation is further allocated into four household income categories: very low income, low income, moderate income, and above moderate income.

In summary, Winters has been allocated a total of 320 housing units for which to plan for the 2013-2021 planning period. The income category distribution or, more importantly, the very low and low income allocations differ by methodology. Table A shows the very low and low income allocations by methodology:

Table A

Methodology	Very Low + Low Income Allocations
A	134
B	130
C	108
D	132
F	101

Source: SACOG 2013-2021 RHNA 60-Day Public Comment Draft Proposed Methodologies

Please note that these figures are subject to change until SACOG receives the official letter of determination from the Housing and Community Development Department (HCD) regarding the Regional Housing Needs Determination for SACOG's six-county region.

Following the overview of the information, staff stated that a letter addressed to SACOG will be drafted identifying the City's preferred methodology, and staff will provide the draft letter to the Planning Commission for review and comment prior to presenting it to the City Council for their review and approval. Staff has drafted the letter and is recommending Methodology F. At the October 25th Planning Commission, the Commission reviewed the letter and suggested that the letter be "strengthened". The draft letter is included with this report as Attachment A. Comments on the methodologies must be received by SACOG no later than Monday, November 14, 2011.

Staff has researched the residential capacity of the Winters' General Plan Area. Table B shows the residential capacity of the Winters' General Plan Area.

Table B

Residential Designation	Allowable Units/Gross Acre	Allowable Gross Acres at Buildout	Allowable Units Per Designation (Dwelling Units)
Rural	0.5-1.0	59	59
Low	1.1-4.0	374	1,496
Medium	4.1-6.0	392	1,884
Medium-High	6.1-10.0	86	860
High	10.1-20.0	51	1,020
Total		962	5,319

Source: 1992 City of Winters General Plan

According to the 2010 U.S. Census, there are 2,299 housing units in Winters. Thus, there are approximately 3,000 housing units that have yet to be constructed. Moreover, to fulfill the stipulated settlement resulting from Michel v. Winters regarding affordable housing, at least 15 percent of all new housing units (or approximately 450 units of the 3000) must be affordable. Based on these numbers, staff has determined that Winters has enough capacity to accommodate for the total housing units as well as the very low and low income allocation for the impending planning period.

ATTACHMENTS:

- A. Letter to SACOG regarding the 2013-2021 Regional Housing Needs Allocation
- B. 2013-21 RHNA 60-Day Public Comment Draft Proposed Methodologies

Attachment A



October 26, 2011

Greg Chew, Senior Planner
Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814

RE: 2013 - 2021 Regional Housing Needs Allocation

Dear Mr. Chew:

Thank you for the opportunity to provide input on the pending 2013-2021 Regional Housing Needs Allocation (RHNA) process for the SACOG region. The City of Winters appreciates the chance to work collaboratively with SACOG and other jurisdictions in the region in developing and selecting an allocation methodology that makes sense and builds on past planning activities. This letter serves to assert the City's preferred methodology for the process.

In SACOG's 2013-2021 RHNA Public Review document dated September 15, 2011, SACOG staff states that funding available for transportation projects in the region for this MTP cycle is limited. As a result, SACOG must maximize the benefit of these funds. To accomplish this mission, funding for new transit investment will be focused on areas of the region where housing growth is planned at transit-supportive densities (medium and high). In addition, new transit in the MTP/SCS will also be focused on connecting to job centers, around which new housing is also being planned.

For the past twenty years, Winters has struggled to encourage economic development and attract business due to its rural location. Therefore, Winters lacks a thriving job center, which leads to the imbalance of jobs available in the city limits per household. Moreover, Winters is not located in a transit priority area as defined by SACOG. With the exception of several bus stops in the city, Winters does not offer the variety or frequency of transit service available in the urban areas within the SACOG region. Consequently, Winters cannot effectively compete for transit funding based on SACOG's efforts to focus the funds towards job centers and areas planned for medium to high density housing.

Staff understands that SACOG must carefully balance the objectives of both state housing element law and SB 375 when developing a methodology. Staff believes that all five methodologies attempt to create that balance; however, staff has determined that the "apples to oranges" comparison of urban and rural municipalities can only be lessened through Methodology F. The application of the jobs/housing ratio and proximity to transit adjustment factors places affordable housing where there is a higher proportion of jobs and in areas where transit service exists or is planned for, which is consistent with SB 375. As a

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Harold Anderson
Michael Martin
Tom Stone

MAYOR
Woody Fridae
MAYOR PRO TEM
Cecilia Aquiar-Curry

CITY CLERK
Nanci Mills
TREASURER
Michael Sebastian

CITY MANAGER
John W. Donlevy, Jr. 11

result, Methodology F helps to equalize the allocation based on the advantages (and disadvantages) of the municipalities' location and/or urban or rural classification. For these reasons, the City of Winters recommends that the SACOG Board adopt Methodology F.

It is important to note that the City of Winters has been committed to promoting actual production of affordable housing to all economic segments of our community. As of August 2011, 73 new affordable multi-family units have been entitled, constructed and occupied. In addition to the 73 units, 39 affordable multi-family units were rehabilitated in 2011 with assistance from the City. This apartment complex was at risk of losing its affordability covenants because the former owners wanted to sell the project and there was a possibility that a buyer would not want to continue the affordability.

The City is concerned that the actual production of affordable housing is not considered in the allocation of housing units to jurisdictions. The State's Regional Housing Needs Plan (RHNP) process requires local governments to be accountable for ensuring that projected housing needs can be accommodated by providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation. In other words, the purpose of the RHNP is to *plan* for housing, not to *produce* housing. The City believes that this disconnect between planning and production should be remedied and the success of building and saving affordable units by cities and counties should be considered by both the SACOG and the Department of Housing Community Development when allocating housing units in the future.

The City of Winters appreciates the efforts of SACOG staff to actively solicit the participation and input of the local planners in the effort to develop the RHNA allocation methodology. The City of Winters looks forward to continuing this open and collective process. Please contact Dan Maguire at (530) 795-4910 ext. 118 should you have any questions or need additional information.

Sincerely,

Woody Fridae, Mayor
City of Winters

CC: John W. Donlevy, Jr., City Manager
Nelia C. Eyer, Community Development Director
Dan Maguire, Housing Programs Manager
Winters City Council
Winters Planning Commission
File

Attachment B

Sacramento Area Council of Governments (SACOG)
2013-2021 Regional Housing Needs Allocation (RHNA)
60-DAY PUBLIC COMMENT DRAFT PROPOSED METHODOLOGIES

(Approved for Release on September 15, 2011)

This document describes five Regional Housing Needs Allocation (RHNA) methodologies the SACOG Board of Directors approved for public comment review. This document provides a summary of the RHNA process and the creation of the methodologies. For a more detailed explanation of the process and frequently asked questions, visit the RHNA webpage: www.sacog.org/rhnp.

Written public comments will be accepted by SACOG through Monday, November 14, 2011. Comments received will be included as part of the packet submitted to the SACOG Board of Directors for review. The Board is anticipated to approve one of these methodologies with or without alteration at its December 15, 2011 meeting.

Comments may be submitted to: Greg Chew, SACOG Senior Planner, 1415 L Street, Suite 300, Sacramento, CA 95814, or via email at gchew@sacog.org Again, comments must be received no later than Monday, November 14, 2011.

RHNA Background: Every eight years, the State of California, through the Housing and Community Development Department (HCD), issues a Regional Housing Needs Determination to SACOG's six-county region. The regional determination includes an overall housing need number, as well as a breakdown of the number of units required in four income distribution categories for the next eight year planning period. This RHNA period covers January 1, 2013 to October 31, 2021. SACOG worked with HCD to develop a draft RHNA earlier than required by law to ensure coordination between the MTP/SCS projections and the RHNA projection. Although SACOG had not received its official letter of determination at the time of the Board's action to release these methodologies, HCD informed SACOG in mid-June 2011 that its overall RHNA is in a range starting at 105,000 units during the planning period. Of this amount, 41,830 or 39.838% of the units must be affordable. These figures are subject to change until SACOG receives the official letter of determination from HCD.

Based on the regional determination provided by HCD, SACOG must develop a Regional Housing Needs Allocation (RHNA) and a Regional Housing Needs Plan (RHNP). After the RHNA and RHNP are adopted by the SACOG Board, local jurisdictions are required to update their housing elements to reflect the RHNA. State housing element law (Gov. Code Sections 65580 et

seq.), requires each local jurisdiction to show how its housing element intends to zone enough overall units during the RHNA period. It must also show how it will zone enough higher density units and/or deed-restricted units, or take other steps, to meet the allocation of affordable units.

Creating and adopting a methodology for distributing the regional determination to each jurisdiction in the region is the basis for the RHNA. The methodology, ultimately adopted by the SACOG Board, must be a formula for distributing the number of housing units in each jurisdiction in the six-county Sacramento region (El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties) and must provide capacity for during the RHNA period. Unlike in other SACOG processes, the RHNA includes the Tahoe Basin in El Dorado and Placer counties. The adopted methodology must be consistent with objectives of the state housing element law, which requires all jurisdictions to provide a mix of housing types for a diverse income range, and to avoid the overconcentration of affordable income populations. In addition, SB 375 (Chapter 728, Statutes of 2008) requires that the RHNA methodology be consistent with the land use pattern in the region's Sustainable Communities Strategy (SCS).

The methodology will provide each of the cities and counties in the region with two allocations: (1) an overall housing unit allocation for the RHNA planning period; and (2) a sub-allocation for each of the four income categories defined by state law (and defined below). The sub-allocations for the four income categories add up to the total overall allocation. The two lowest, the Very Low Income and Low Income categories, are considered the "affordable categories." For purposes of this memorandum, SACOG combines the calculations of the Very Low and Low Income categories and refers to them as the "affordable allocation."

Public Process for the RHNA Methodology: Public comments must be received by SACOG within 60 days of release. Following the 60-day public comment period, the SACOG Board may make any revisions to the proposed methodology that are deemed appropriate in response to public comments, and then adopt a final methodology. The Board is anticipated to select, possibly modify and approve a methodology at its December 15, 2011 meeting. After the final methodology is adopted, it will be applied to the official RHNA once it is provided by HCD. In early 2012, the SACOG Board will review the official draft allocation for the jurisdictions in the region. However, for the benefit of the Board and stakeholders, SACOG staff is releasing preliminary draft allocations associated with each methodology.

Key Terms Explained

- **Region:** for RHNA purposes, SACOG includes El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba counties, including the Tahoe Basin in El Dorado and Placer counties.

- **Income Categories:** state housing element law defines four income categories: very low, low, moderate, and above moderate. Each is defined by comparing median family income (MFI) to a household with the same number of members in the same county. “Very low” income households have incomes 50 percent or lower than MFI. “Low” income households have incomes between 50 percent and 80 percent of MFI. “Moderate” income households have incomes between 80 percent and 120 percent of MFI. “Above moderate” income households have incomes greater than 120 percent MFI.
- **Affordable Income Categories:** very low and low income categories combined.
- **Regional Average of Affordable Housing Units:** percentage of housing units in the region that fall into the affordable income categories. This number is expected to be 39.838% according to HCD, which uses the five-year 2005-2009 American Community Survey data.
- **Regional Income Parity:** all jurisdictions in the region have the same proportion of affordable income households as the regional average. When describing how to achieve “regional income parity by 2050,” this document is referring to what percentage of total units a jurisdiction would need to meet the regional average by 2050. This percentage is different for each jurisdiction, as they currently have different affordable income shares and different growth rates.
- **Affordable Base:** the calculation of affordable units each jurisdiction starts with. It is 39.838% of a jurisdiction’s overall allocation, which is the percentage of affordable income households in the region.
- **Non-Affordable Base:** the calculation of moderate and above moderate income units each jurisdiction starts with. It is 60.162% of a jurisdiction’s overall allocation (100% minus 39.838%), which is the combined percentage of moderate and above moderate-income households in the region.
- **Adjustment Factor:** a calculated number that adjusts allocations based on the objective the factor seeks to address. For instance, the **income adjustment factor** compares the percent share a jurisdiction has of affordable income housing units versus the regional average. The **jobs-housing ratio adjustment factor** compares each jurisdiction’s jobs/housing ratio for projected growth between 2008-35 to the regional jobs/housing ratio of projected growth during that same time. The **transit service area adjustment factor** is the percent of a jurisdiction’s projected housing unit growth between 2008-35 that is within transit priority areas (e.g., a half-mile radius of a major transit stop or high quality transit corridor).

- **Variance:** the numerical difference between a jurisdiction and the regional average for the three measured characteristics (jobs/housing ratio, transit service area, and income). The variance is either multiplied by the “affordable base”, “non-affordable base” or the 2050 Income Trendline to determine an adjustment factor.
- **2050 Income Trendline:** the percent share of a jurisdiction’s new growth that must be affordable during the 2013-21 RHNA cycle for the jurisdiction to reach the regional average of affordable units by 2050.
- **CHAS – Comprehensive Housing Affordable Strategy** data provided by the U.S. Housing and Urban Development Department. This is a special tabulation of Census data from the US Census Bureau geared towards housing planners and policy makers. The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. One way in which they do this is to provide the number of households by household size that fall within 30, 50 and 80 percent of local median income. This data differs from traditionally available Census data that depicts household income without accounting for household size. For more information please visit: http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html.

Process of Methodology Development

Metropolitan Transportation Plan/Sustainable Communities Strategy: The starting point for all four proposed methodologies is the Draft Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). In June 2011, the SACOG Board endorsed the 2035 Draft Preferred Scenario for use in analyzing and completing the MTP/SCS, which includes a jurisdiction-level land use allocation for housing and employment growth and a proposed transportation project list. The 2035 Draft Preferred Scenario land use assumptions are reflective of ongoing coordination with local agency planning staff, extensive data collection, alternatives analysis, public involvement, and Board direction. After completing the 2035 Draft Preferred Scenario, staff began work on a 2020 Draft Preferred Scenario that begins with the 2035 Draft Preferred Scenario and works backwards to a reasonable estimate of housing and employment growth, and transportation projects, by 2020, based on the total regional growth forecasted for the region between 2008 and 2020.

In creating the land use assumptions for the MTP/SCS, staff considered the location, type, and amount of development in the region. In developing the growth pattern, staff considered local policies and plans, state and federal regulations (on such issues as flood or habitat constraints), and market and economic conditions. The result is a land use pattern that reflects the Blueprint smart growth principles and is a reasonable assumption for development. The transportation

investments pair with the land use assumptions of projected development, resulting in transportation and air quality benefits such as fewer vehicle miles traveled, reductions in passenger vehicle greenhouse gas emissions, greater access and mobility, and increases in transit, walking, and biking.

The funding available for transportation projects in the region in this MTP cycle is \$5 billion less than in the last MTP due largely to lower population growth rates and the long-term effects of the recent recession. As a result, the amount of money dedicated to transit, although increased in share in this MTP, is still considerably less in absolute numbers than what was assumed in the last MTP. This makes it very important for SACOG to maximize the benefit of these funds. New transit investment is focused on areas of the region where housing growth is planned at transit-supportive densities (medium and high densities). New transit in the MTP/SCS also focuses on connecting to job centers, around which new housing is also being planned. The outcomes of this include a reduction in vehicle miles traveled and greenhouse gas emissions, an increase in “farebox recovery” (the ability for fares to pay for the full operating cost of transit), increased transportation mobility for a greater number of people, and, most importantly from a RHNA perspective, new high-quality transit service to existing concentrations of low-income residents. This increases overall affordability, when the costs of housing and transportation are considered together. Locating housing near jobs centers, services near low-income communities, and non-auto transportation alternatives to low-income communities are important social equity considerations included in the MTP/SCS land use pattern and growth assumptions.

In preparation for developing the MTP/SCS 2020 Draft Preferred Scenario, SACOG staff met with each jurisdiction at countywide meetings to discuss the state-mandated factors that must be considered in developing the RHNA. All of the information provided to SACOG in the RHNA factors meetings was considered in the development of the 2020 Draft Preferred Scenario. Those RHNA-specific factors are summarized below as:

- Existing and projected jobs and housing relationship;
- Opportunities and constraints to development of additional housing, including:
 - Lack of capacity for sewer and water due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period;
 - Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for

infill development and increased residential densities (SACOG may not limit its consideration based on the jurisdiction's existing zoning ordinances and land use restrictions);

- Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis;
 - County policies to preserve prime agriculture lands within an unincorporated area;
 - Distribution of household growth assumed for a comparable period in the regional transportation plan and opportunities to maximize the use of public transportation and existing transportation infrastructure;
- Market demand for housing;
 - Agreements between a county and cities in the county to direct growth toward incorporated areas of the county;
 - Loss of units contained in assisted housing developments;
 - High housing cost burdens;
 - Housing needs of farmworkers;
 - Housing needs generated by the presence of a private university or a campus of the California State University or the University of California; and
 - Any other relevant factors, as determined by SACOG.

Since the information relating to many of these factors was similar for all jurisdictions due to the recent recession (e.g., decreased market demand for housing of all types), SACOG focused on information that was unique to each jurisdiction. For example, a proposed development without some or all of the necessary infrastructure is not unique, as most new developments require infrastructure investments. Therefore, all proposed developments without all necessary infrastructure are compared against other developments in the same submarket in determining the new housing absorption rate by 2020. However, a proposed development located in a floodplain that is lacking the levee improvements needed to allow development is a unique factor that would affect the absorption rate of the housing growth for that individual development in the MTP/SCS 2020 Draft Preferred Scenario.

Regional Housing Needs Allocation Methodology: After receiving the draft Regional Housing Needs Determination from HCD, SACOG staff distributed two potential methodologies (described later as Methodologies A and B) and corresponding draft allocations to the SACOG Planners Committee. The Planners Committee is comprised of local government planning staffs, housing advocates, and other interested parties from the region. The two additional draft methodologies proposed here (described later as Methodologies D and F) reflect many of the comments from the Planners Committee. Not all ideas discussed could be converted into a methodology due to lack of available data.

Two additional methodologies were proposed from non-SACOG staff. At the August 23, 2011 Planners Committee, one participant proposed a Methodology E, which the SACOG Board choose not to release for public review. At the September 1, 2011 Land Use and Air Quality Committee meeting, public comment proposed a new methodology, described as Methodology C below.

The use of incentives, such as priority for funding or other incentives, for local governments that are willing to accept a higher share than proposed in the draft allocation was briefly discussed at the Planners Committee. However, because the methodologies are still under consideration at this time, no further discussions on incentives have been conducted.

For further background on the RHNA process, visit the RHNA webpage at <http://www.sacog.org/rhnp/rhna.cfm>.

Proposed Methodologies - Summary

The SACOG Board of Directors at its September 15, 2011 meeting approved releasing five potential methodologies (Methodologies A, B, C D and F) for public release and comment; Methodology E) was not approved for release and is therefore not included in this document. The five publicly released methodologies begin with the same total allocation for each jurisdiction. Each jurisdiction receives the same percentage of the region's draft RHND (105,000 units) as assumed in the MTP/SCS 2020 Draft Preferred Scenario. This is referred to as the "overall allocation" in each methodology. The difference in the methodologies is only in how they allocate the affordable units; each emphasizes or addresses different planning policy objectives. They are summarized in the remainder of this document.

Methodology A

Summary: This is the methodology SACOG used for the 2006-13 RHNA. The methodology creates a trendline for each jurisdiction to determine what percent of new growth must be

affordable in that jurisdiction in order for all jurisdictions to meet the regional average of affordable housing units by 2050. In other words, those jurisdictions that currently have a higher proportion of affordable housing units, when compared to the current regional average, would receive a lower proportional share of affordable units compared to the average. Conversely, jurisdictions that currently have a lower share of affordable units, when compared to the regional average, would receive a higher percentage of affordable units.

How It Works: This method determines the allocation of affordable units by drawing an “income trendline” from 2008 to 2050, referred to as the “**2050 income trendline.**” On one endpoint, the 2006-2008 Census American Community Survey (ACS) shows the percentage of households that a jurisdiction has in each of the four income categories as of 2008. The other endpoint, 2050, shows the projected regional average percentage of households in each income category as determined by HCD; again, the affordable income categories are 39.838 percent. The 2050 income trendline is drawn connecting these two points – the jurisdiction’s current affordable income percentage share of affordable income housing units in 2008 to the 39.838 percent of its housing units in 2050. This line is then intersected at October 31, 2021, the end period for this RHNA cycle. The point of intersection is the percentage of growth that the jurisdiction would need of new affordable housing units to be trending toward the regional average of affordable housing units by 2050. This percentage (see **Column B in Table 1**) is multiplied by the jurisdiction’s overall allocation (**Column A**) to determine the jurisdiction’s affordable income allocation (**Column C**). The resulting formula is:

$$\text{affordable allocation} = \text{overall allocation} * \text{2050 income trendline}$$

Note: this method places a 4 percent floor and 30 percent ceiling in both low and very low income categories (or a total floor of 8% and 60% ceiling for total affordable units) – these floor and ceiling limits were used during the 2006-13 RHNA cycle.

Analysis: The methodology used in 2006-13 was based solely on moving each jurisdiction towards regional income parity in terms of its share of affordable housing. As a result, this methodology does not consider the planning principles or other social equity factors built into the land use and transportation assumptions of the MTP/SCS in its affordable allocation. One potential disadvantage to using this methodology with the new MTP/SCS land use and transportation assumptions would be locating existing and future lower income residents away from jobs, services, and transit.

Methodology B

Summary: This methodology starts all jurisdictions at a percentage of affordable units equal to the percentage of existing affordable income households in the region. It then applies an adjustment factor based on regional income distribution disparities. Similar to the concept in Methodology A, the adjustment factor adds future affordable units to jurisdictions that currently have lower than the regional average and subtracts future affordable units from jurisdictions that have higher than the regional average. This methodology moves all jurisdictions towards achieving the regional average, but rather than every jurisdiction achieving regional parity by 2050, each jurisdiction will reach the regional average at different points in time.

How It Works: It uses a two-step process. Step 1 establishes the “**affordable base**” number. Step 2 applies an adjustment factor to move household income distributions toward regional equity. In other words:

overall allocation*regional average of affordable units = affordable base

then,

affordable allocation = affordable base +/- income adjustment

Step 1 distributes evenly the regional percentage of affordable units to each jurisdiction. The affordable income category adds up to 39.838 percent for the region, as determined by HCD. In this methodology, every jurisdiction’s “**base**” or “**affordable base**” number is calculated by multiplying 39.838 percent by the jurisdiction’s overall allocation number (See **Table 2; Column A multiplied by Column C**).

Step 2 is a two-part process (2a and 2b) to adjust the affordable base allocation by a factor that addresses regional income parity. In other words, the adjustment factor trends all jurisdictions towards the regional average of affordable housing units (39.838%).

Step 2a is exactly the same methodology used in Methodology A (see above). Using the “**2050 income trendline**,” the result of Step 2a shows the percentage of growth that the jurisdiction would need of new affordable housing units to be trending toward the regional average of affordable housing units by 2050.

Step 2b compares the resulting percentage in Step 2a against the regional average of affordable households (39.838%). The difference, the “**income variance**,” is expressed as a percentage (**Table 2, Column E**). A jurisdiction that has a percentage from Step 2a that is lower than 39.838

percent, means that jurisdiction has a higher percentage share of affordable units than the regional average and, therefore, to get to regional income parity in 2050, it would need less than the regional average between now and 2050. Such a jurisdiction would receive a negative income adjustment factor number (**Column D**). Conversely, a jurisdiction with a lower share of affordable units when compared to the regional average, would receive a higher percentage than the regional average between now and 2050. Note that Step 2a also places a 4 percent floor and 30 percent ceiling (or “guardrails”) in low and very low-income categories, as described in Methodology A.

Step 2b subtracts the calculated result in Step 2a (**Column D**) from 39.838 percent. The difference (**Column E**), expressed as a percent, is the “variance” from the regional average of affordable housing units. The variance is multiplied by the affordable base number (**Column E times Column B**), and the product is the “income adjustment factor” (**Column F**). The adjustment factor is then added or subtracted to the affordable base (remember that an adjustment factor can be negative). The resulting number (**Column G**) is the number of affordable units allocated for that jurisdiction. **Column H** shows the percentage of each jurisdiction’s percentage of affordable units compared to its overall allocation.

Although Methodology B differs from the previous methodology, steps 2a and 2b incorporate the same concept used in Methodology A, the 2006-2013 RHNA methodology.

Analysis: This is the SACOG staff’s preferred methodology. It focuses on the regional land use pattern and where transportation infrastructure investments will be made. Locating jobs and services near low-income communities and providing non-auto transportation alternatives to these areas is an important social equity consideration that is included in the MTP/SCS land use pattern and growth assumptions. One way to ensure consistency between the MTP/SCS and RHNA is to keep the land use assumptions of the MTP/SCS intact as the starting point for not just the overall allocation, but for the affordable allocation as well. Draft Methodology B equally distributes the number of affordable income units to each jurisdiction, thereby preserving the distribution of housing growth among jurisdictions. To balance this goal with another state housing law objective to avoid over-concentrating affordable income housing, draft Methodology B then applies an adjustment factor to the affordable incomes units in each jurisdiction. The adjustment factor is based on the methodology from the 2006-13 RHNA methodology, which aims to move all jurisdictions towards regional income parity in terms of their share of affordable housing units. One potential disadvantage to this methodology is that it changes the rate by which jurisdictions achieve regional income parity.

Methodology C

Summary: This methodology addresses two specific factors in the land use pattern of the MTP/SCS – jobs/housing ratio and transit priority areas – in addition to income distribution.

This methodology uniformly starts all jurisdictions with the number of affordable units from the **2050 income trendline allocation** described in Methodology A. However, this methodology uses three adjustment factors to add or subtract from the base affordable allocation. The three factors are based on a jurisdiction’s variance from a regional average condition for the following three planning factors: (a) the ratio of jobs to housing units (jobs-housing balance); (b) the percentage of housing units within a transit priority area (transit proximity); and (c) the current regional share of affordable income households (income equity). Each jurisdiction’s current metric for each of these three factors is compared to the regional average. The difference (expressed as a percentage) is divided in half and then each is multiplied by the 2050 income trendline allocation. These three adjustment factors are either added to or subtracted from the base allocation for each jurisdiction.

How It Works: This methodology is summarized in a multi-step process as follows:

$$\begin{aligned} \text{affordable allocation} = & \\ & 2050 \text{ income trendline base} \\ & +/- \text{ adjustment \#1 (income equity)} \\ & +/- \text{ adjustment \#2 (jobs/housing ratio)} \\ & +/- \text{ adjustment \#3 (transit proximity)} \end{aligned}$$

where “2050 income trendline base” = overall allocation * 2050 income trendline

The “**income equity adjustment**” examines the regional income disparities by comparing the percentage share each jurisdiction has of very low + low income households to the regional average. **Column E** shows information from CHAS (through the US Housing and Urban Development Department - HUD) on the percentage share of these households in each jurisdiction as of 2008 (the latest available data). The regional average is 39.838 percent, and is subtracted from **Column E** to determine the difference (**Column F**). The difference is divided in half (**Column F divided by 2**), and the result is **Column G**, which is multiplied by the “**2050 income trendline base**” (**Column D**). The product is **Column H**, which is the “**income adjustment factor**.”

The “**jobs/housing ratio adjustment**” compares each jurisdiction’s current ratio of jobs to housing to the regional jobs/housing average. **Column J** shows SACOG’s estimated

jobs/housing ratio for each jurisdiction's growth in the MTP/SCS. The regional average, 1.2, is subtracted from **Column J** to determine the difference (**Column K**). The difference is divided in half (**Column K divided by 2**), and the result is **Column L**, which is multiplied by the "2050 income trendline base" (**Column D**). The product is **Column M**, which is the "jobs/housing adjustment factor."

The "transit service area" is the percent of projected housing unit growth a jurisdiction has in a transit priority area in the MTP/SCS by 2035 compared to the regional average for this measure. **Column O** shows SACOG's estimated new housing growth between 2008 and 2035 within each jurisdiction that will be in a transit priority area. The regional average, 38 percent, is subtracted from **Column O** to determine the difference (**Column P**). The difference is divided in half (**Column P divided by 2**), and the result is **Column Q**, which is multiplied by the "2050 income trendline base" (**Column D**). The product is **Column R**, which is the "jobs/housing adjustment factor".

After all three adjustment factors have been calculated, the 2050 income trendline base and the three factors are added together (**Columns D + Column H + Column M + Column R**) to determine the affordable allocation for each jurisdiction (**Column U**). **Column V** shows the allocation as adjusted to fit the exact allocation of affordable units determined by HCD.

Analysis: In Draft Methodology C, each jurisdiction receives a base allocation derived from the 2050 income trendline, which seeks to trend all jurisdictions to have the same proportion of low and very low income housing units by 2050. This methodology then makes adjustments for factors addressed in the MTP/SCS – jobs/housing ratio and transit service – plus the state housing element law – income distribution. The household income factor strengthens the effect of the 2050 trendline, in which jurisdictions with fewer low income units get higher shares and conversely jurisdictions with higher than average low income units get lower shares.

The data used for jobs/housing ratio and transit service is derived directly from the MTP/SCS land use pattern combined with projected transportation and transit investments. Each jurisdiction's allocation is adjusted according to how far it is from the regional average.

This methodology places affordable housing where there is a higher proportion of jobs and in areas where transit service exists or is planned for, while also shifting affordable housing to communities that have a lower proportion of them. One potential disadvantage to this methodology is an over-weighting of the MTP/SCS land use pattern and the 2050 income trendline. This methodology will add more units to jurisdictions starting with a high base allocation and remove units from jurisdictions with a low base allocation, essentially diminishing the impact that the MTP/SCS land use assumptions will have on the affordable income unit allocation.

Methodology D

Summary: This methodology is a variation of Methodology B. The difference is that this methodology makes the adjustment factor for income inequities more pronounced than in Methodology B. Similar to Methodology B, the “affordable base” is the starting point of affordable units, which is 39.8 percent of the overall allocation for all jurisdictions. In Method B, the adjustment factor is created by determining the variance between percentage of affordable units versus the regional average, and then multiplying that by the “affordable base” (as opposed to multiplying by the overall allocation as in Methodology B). In this variation, Methodology D multiplies the variance by the “non-affordable” base, which is 60.2 percent of the overall allocation (100% - 39.8% = 60.2%, or the percentage of region’s moderate and above moderate income units). The outcome is that jurisdictions that currently have a smaller percentage share of low-income housing than the regional average would receive an increased allocation of affordable units that is more pronounced than in Methodology B. Conversely, jurisdictions currently with a higher share of affordable units than the regional average would receive a more pronounced lower share.

How It Works: Everything is the same as Methodology B, from its intent to the mathematical steps to derive the allocation, except one variation, which can be summarized as:

$$\text{affordable allocation} = \text{affordable base} + [\text{income variation} * \text{non-affordable base}]$$

In Methodology B, the “affordable base” is the starting point of affordable units, which is 39.838 percent of the overall allocation for all jurisdictions (**Table 4, Column A times 39.838%**). As in Methodology B, Methodology D creates a “2050 income trendline” (see Methodology A above for description) which is shown in **Column D**. **Column D** subtracts the regional average of 39.838 percent to determine the variance, **Column E**. This is consistent with Methodology B.

Methodology D differs when it multiplies **Column E** times the “non-affordable base,” which are the number of units that are not considered low or very low income. Because the regional average and the “affordable base” for all jurisdictions is 39.838 percent, then the “non-affordable base” is 60.162 percent of each jurisdictions overall allocation (**Column A multiplied by 60.162**). The result is **Column F**, which becomes the “non-affordable adjustment factor.” It is then added to the “affordable base,” or **Column F plus Column C** equals the affordable allocation (**Column G**). **Column H** shows the percent of each jurisdiction’s overall allocation that would be affordable.

Analysis: Methodology D has a more pronounced adjustment factor for adjusting for income disparities than Methodology B, but otherwise the advantages and disadvantages are the same

as those in Methodology B.

Methodology E

Methodology E was not approved for public release by the SACOG Board. Its associated allocation chart, Table 5, is not included in this document.

Methodology F

Summary: *Note: Methodology F was originally presented as “Methodology C” to the three board committees and the Planners Committee in September*

This methodology addresses two specific factors in the land use pattern of the MTP/SCS – jobs/housing ratio and transit priority areas – in addition to income distribution.

Like Methodology B, this methodology uniformly starts all jurisdictions with the same regional percentage of overall units as the “affordable base” allocation. However, this methodology uses three adjustment factors to add or subtract from the base affordable allocation. The three factors are based on a jurisdiction’s variance from a regional average condition for the following three planning factors: (a) the ratio of jobs to housing units (jobs-housing balance); (b) the percentage of housing units within a transit priority area (transit proximity); and (c) the current regional share of affordable income households (income equity). Each jurisdiction’s current metric for each of these three factors is compared to the regional average. The difference (expressed as a percentage) is divided in half and then each is multiplied by the base allocation. These three adjustment factors are either added to or subtracted from the base allocation for each jurisdiction.

How It Works: This methodology starts with the same first step by distributing the same “affordable base” described in Methodology B (that is, every jurisdiction starts with 39.838 percent of its overall allocation as affordable). However, this methodology differs in that Step 2 has three adjustment factors, not one (as in Methodology B). Step 2 is to apply the adjustment factors to address regional equity for the affordable income allocations. Or, in other words:

overall allocation*regional average of affordable units = affordable base

then,

affordable allocation = affordable base +/- adjustment #1 +/- adjustment #2 +/- adjustment #3

where adjustment #1 is income equity, adjustment #2 is jobs/housing balance, and adjustment #3 is transit proximity.

The “**income adjustment**” examines the regional income disparities by comparing the percentage share each jurisdiction has of very low and low income households to the regional average. In **Table 6, Column E** shows information from CHAS (through the US Housing and Urban Development Department - HUD) on the percentage share of these households in each jurisdiction as of 2008 (the latest available data). The regional average is 39.838 percent, and is subtracted from **Column E** to determine the difference (**Column F**). The difference is divided in half (**Column F divided by 2**), and the result is **Column G**, which is multiplied by the “**affordable base**” (**Column D**). The product is **Column H**, which is the “**income adjustment factor**.”

The “**jobs/housing ratio adjustment**” compares each jurisdiction’s current ratio of jobs to housing to the regional jobs/housing average. **Column J** shows SACOG’s estimated 2035 jobs/housing ratio for each jurisdiction’s growth in the MTP/SCS. The regional average, 1.2, is subtracted from **Column J** to determine the difference (**Column K**). The difference is divided in half (**Column K divided by 2**), and the result is **Column L**, which is multiplied by the “**affordable base**” (**Column D**). The product is **Column M**, which is the “**jobs/housing adjustment factor**.”

The “**transit service area**” is the percent of projected housing unit growth a jurisdiction has in a transit priority area in the MTP/SCS by 2035 compared to the regional average for this measure. **Column O** shows SACOG’s estimated new housing growth between 2008 and 2035 within each jurisdiction that will be in a transit priority area. The regional average, 38 percent, is subtracted from **Column O** to determine the difference (**Column P**). The difference is divided in half (**Column P divided by 2**), and the result is **Column Q**, which is multiplied by the “**affordable base**” (**Column D**). The product is **Column R**, which is the “**jobs/housing adjustment factor**”.

After all three adjustment factors have been calculated, the affordable base and the three factors are added together (**Columns D + Column H + Column M + Column R**) to determine the affordable allocation for each jurisdiction (**Column U**). **Column V** shows the allocation as adjusted to fit the exact allocation of affordable units determined by HCD.

Analysis: In Draft Methodology F, each jurisdiction receives the same affordable base allocation as the region, then adjustments are made for factors addressed in the MTP/SCS – jobs/housing ratio and transit service – plus the State Housing Element Law – income distribution. The data used in this method is derived directly from the MTP/SCS land use pattern combined with projected transportation and transit investments. Each jurisdiction’s allocation is adjusted according to how far it is from the regional average. This methodology places affordable housing where there is a higher proportion of jobs and in areas where transit service exists or is planned for, while also shifting affordable housing to communities that have a lower proportion of them. One potential disadvantage to this methodology is an over-weighting of the MTP/SCS land use pattern. By starting with an affordable base allocation that is consistent with the MTP/SCS and then making further adjustments for MTP/SCS factors, this methodology will add

more units to jurisdictions starting with a high base allocation and remove units from jurisdictions with a low base allocation, essentially increasing the impact that the MTP/SCS land use assumptions will have on the affordable income unit allocation.

Table 1: Methodology A - Using 2006-13 Methodology Applied to 2013-21 RHNA Cycle
 DISCUSSION DRAFT FOR September 15, 2011 SACOG Board Meeting - action is NOT being taken on these allocations
 RHNA Period : January 1, 2013 through October 31, 2021

Applying 2006-13 RHNA Methodology to 2013-21 RHNA Cycle			
	Total Projected Growth (Jan 1, 2013-October 31, 2021)	Very Low + Low Income Allocation (Jan 1, 2013- Oct 31, 2021)	
	Total number of Units (based on proportion of MTP/SCS 2020 projection)	2013-21 RHNA - Number of Very Low + Low units (Col A * Col C)	Percent of total units that are Very Low + Low
	A	B	C
Placerville	372	109	29.3%
South Lake Tahoe ¹	336	28	8.3%
El Dorado Uninc Tahoe Basin ¹	480	277	57.6%
El Dorado Uninc	3,949	1,702	43.1%
El Dorado County total	5,137	2,115	41.2%
Auburn	308	131	42.4%
Colfax	51	12	23.1%
Lincoln	3,791	1,794	47.3%
Loomis	154	73	47.1%
Rocklin	3,814	2,152	56.4%
Roseville	8,480	4,595	54.2%
Placer Uninc Tahoe Basin ¹	328	189	57.5%
Placer Uninc	4,704	2,622	55.7%
Placer County total	21,630	11,567	53.5%
Citrus Heights	696	203	29.2%
Elk Grove	7,404	4,248	57.4%
Folsom	4,634	2,420	52.2%
Galt	679	150	22.1%
Isleton	23	4	19.4%
Rancho Cordova	7,010	2,361	33.7%
Sacramento	24,108	6,635	27.5%
Sacramento Uninc	13,848	5,132	37.1%
Sacramento County total	58,402	21,154	36.2%
Live Oak	449	172	38.3%
Yuba City	2,680	1,055	39.4%
Sutter Uninc	335	162	48.2%
Sutter County total	3,464	1,389	40.1%
Davis	1,066	419	39.3%
West Sacramento	5,978	2,031	34.0%
Winters	320	134	42.0%
Woodland	1,878	538	28.7%
Yolo Uninc	1,891	687	36.3%
Yolo County total	11,133	3,810	34.2%
Marysville	72	6	8.1%
Wheatland	484	173	35.9%
Yuba Uninc	4,678	1,616	34.5%
Yuba County total	5,234	1,795	34.3%
SUM	105,000	41,830	39.8%

Sacramento Area Council of Governments

1 - Tahoe Basin allocations based on projections provided by the Tahoe Regional Planning Agency

Table 2: Methodology B - 2013-21 RHNA Allocation Using Draft Staff Proposal
 DISCUSSION DRAFT for September 15, 2011 Board Meeting - action is NOT being taken on these allocations

RHNA Period: January 1, 2013 through October 31, 2021

DRAFT PROPOSED METHODOLOGY B (Jan 1, 2013 to Oct 31, 2021 RHNA Cycle)								
Overall Allocation	Base Number: Equal Share for all Jurisdictions		Adjustment Factor: Regional Equity			Very Low+Low Income Allocations		
Total number of Units (based on proportion of MTP/SCS 2020 projection)	Base allocation for Very Low+Low (Col A * Col C)	Base Allocation Very Low + Low %	Targeted % of units distributed in VL+L by October 31, 2021 for regional parity by 2050	Income Variance from (Col D - 39.838%)	Adjust Factor (Col B * Col E)	Allocation VL + L units (Col B + Col F)	Allocation VL + L by Percent of Total (Col G/Col A)	
A	B	C	D	E	F	G	H	
Placerville	372	148	39.8%	29.3%	-10.5%	-16	133	35.7%
South Lake Tahoe ¹	336	134	39.8%	8.3%	-31.5%	-42	92	27.3%
El Dorado Uninc Tahoe Basin ¹	480	191	39.8%	57.6%	17.8%	34	225	46.9%
El Dorado Uninc	3,949	1,573	39.8%	43.1%	3.3%	51	1,624	41.1%
El Dorado County total	5,137	2,046	39.8%	41.2%			2,074	
Auburn	308	123	39.8%	42.4%	2.6%	3	126	40.9%
Colfax	51	20	39.8%	23.1%	-16.7%	-3	17	33.2%
Lincoln	3,791	1,510	39.8%	47.3%	7.5%	113	1,623	42.8%
Loomis	154	61	39.8%	47.1%	7.3%	4	65	42.7%
Rocklin	3,814	1,519	39.8%	56.4%	16.6%	252	1,772	46.4%
Roseville	8,480	3,378	39.8%	54.2%	14.3%	485	3,863	45.6%
Placer Uninc Tahoe Basin ¹	328	131	39.8%	57.5%	17.7%	23	154	46.9%
Placer Uninc	4,704	1,874	39.8%	55.7%	15.9%	298	2,172	46.2%
Placer County total	21,630	8,617	39.8%	53.5%			9,792	
Citrus Heights	696	277	39.8%	29.2%	-10.6%	-29	248	35.6%
Elk Grove	7,404	2,950	39.8%	57.4%	17.5%	517	3,467	46.8%
Folsom	4,634	1,846	39.8%	52.2%	12.4%	229	2,075	44.8%
Galt	679	271	39.8%	22.1%	-17.8%	-48	222	32.8%
Isleton	23	9	39.8%	19.4%	-20.5%	-2	7	31.7%
Rancho Cordova	7,010	2,793	39.8%	33.7%	-6.2%	-172	2,621	37.4%
Sacramento	24,108	9,604	39.8%	27.5%	-12.3%	-1,183	8,421	34.9%
Sacramento Uninc	13,848	5,517	39.8%	37.1%	-2.8%	-153	5,364	38.7%
Sacramento County total	58,402	23,266	39.8%	36.2%			22,425	
Live Oak	449	179	39.8%	38.3%	-1.5%	-3	176	39.2%
Yuba City	2,680	1,068	39.8%	39.4%	-0.5%	-5	1,063	39.7%
Sutter Uninc	335	134	39.8%	48.2%	8.4%	11	145	43.2%
Sutter County total	3,464	1,380	39.8%	40.1%			1,384	
Davis	1,066	425	39.8%	39.3%	-0.5%	-2	423	39.6%
West Sacramento	5,978	2,382	39.8%	34.0%	-5.9%	-140	2,242	37.5%
Winters	320	127	39.8%	42.0%	2.2%	3	130	40.7%
Woodland	1,878	748	39.8%	28.7%	-11.2%	-84	665	35.4%
Yolo Uninc	1,891	753	39.8%	36.3%	-3.5%	-26	727	38.4%
Yolo County total	11,133	4,435	39.8%	34.2%			4,186	
Marysville	72	29	39.8%	8.1%	-31.7%	-9	20	27.2%
Wheatland	484	193	39.8%	35.9%	-4.0%	-8	185	38.3%
Yuba Uninc	4,678	1,864	39.8%	34.5%	-5.3%	-99	1,765	37.7%
Yuba County total	5,234	2,085	39.8%	34.3%			1,969	
SUM	105,000	41,830	39.8%	39.8%		0	41,830	39.8%

Sacramento Area Council of Governments

1 - Tahoe Basin allocations based on projections provided by the Tahoe Regional Planning Agency

Table 3: Methodology C - Three Adjustment Factors with 2050 Trendline Affordable Base
 DISCUSSION DRAFT FOR September 15, 2011 SACOG Board Meeting - action is NOT being taken on these allocations

RHNA Period : January 1, 2013 through October 31, 2021

	Adjustment Factor A: INCOME					Adjustment Factor B: Jobs/Housing Balance					Adjustment Factor C: Proximity to Transit					A+B+C Method C	V/L/L Method C	V/L/L Method C	V/L/L Method C
	Overall Allocation 2021	2050 Income Trend Line Base Allocation (see Table 1, Col B)	% Households in VL + L (CHAS data)	Variance from 39.838%	Half of Variance (Col F * 50%)	Adjustment Factor *2050 Trendline Afford Base (Col G*Col D)	Jobs/Housing Ratio 2008-2035 Growth Average (SACOG data)	Variance from 1.2 J/H Ratio (Col I - 1.2)	Half of Variance (Col K * 50%)	Adjustment Factor * 2050 Trendline Afford Base (Col L * Col D)	% of 2008-2035 Growth within TPA Ave (SACOG data)	Variance from 38% Ave (Col O - 38%)	Half of Variance (Col P * 50%)	Adjustment Factor *2050 Trendline Afford Base (Col Q * Col D)	Factors A, B and C combined				
	C	D	E	F	G	H	J	K	L	M	O	P	Q	R	Y	U	V	W	
REGIONAL GOAL			39.838%				region ave = 1.2				region ave = 38%								
Placerville	372	109	66.5%	-6.7%	-3.4%	-4	0.7	-0.5	-25.0%	-27	0.0%	-38.0%	-19.0%	-21	-52	57	60	16.1%	
South Lake Tahoe ¹	336	26	51.3%	-13.4%	5.7%	-2	unknown			0	unknown			0	-2	26	25	8.5%	
El Dorado Uninc Tahoe Basin ¹	480	277	26.8%	13.1%	6.5%	18	unknown			0	unknown			0	18	295	298	62.1%	
El Dorado Uninc	3,949	1,702	26.8%	13.1%	6.5%	111	1.4	0.2	10.0%	170	0.0%	-38.0%	-19.0%	-223	-42	1,660	1,687	42.7%	
El Dorado County total	5,137	2,115	32.1%		0.0%	126													
Auburn	306	133	37.6%	2.2%	1.1%	1	0.7	-0.5	-25.0%	-33	9.0%	-29.0%	-14.5%	-19	-50	80	83	26.8%	
Colfax	51	12	52.9%	-12.6%	-6.3%	-1	3.7	2.5	125.0%	15	0.0%	-38.0%	-19.0%	-2	12	24	24	66.8%	
Lincoln	3,791	1,794	33.7%	6.1%	3.1%	55	0.9	-0.3	-15.0%	-269	0.0%	-38.0%	-19.0%	-341	-555	1,239	1,265	33.4%	
Loomis	154	73	32.1%	7.7%	3.9%	3	1.0	-0.2	-10.0%	-7	0.0%	-38.0%	-19.0%	-14	18	34	35	39.9%	
Rocklin	3,814	2,152	30.2%	9.6%	4.8%	104	1.4	0.2	10.0%	215	14.0%	-24.0%	-12.0%	-258	61	2,213	2,239	38.7%	
Roseville	8,680	4,595	29.5%	10.3%	5.2%	238	1.6	0.4	20.0%	919	9.0%	-29.0%	-14.5%	-666	490	5,085	5,164	60.7%	
Placer Uninc Tahoe Basin ¹	328	189	31.1%	8.7%	4.4%	8	unknown			0	unknown			0	8	197	199	60.7%	
Placer Uninc	6,704	2,822	31.1%	8.7%	4.4%	114	1.0	-0.2	-10.0%	-262	0.0	-38.0%	-19.0%	-498	-646	1,976	2,009	42.7%	
Placer County total	21,630	11,547	31.2%		0.0%	528													
Citrus Heights	696	203	42.2%	-2.4%	-1.2%	-2	1.2	0.0	0.0%	0	64.0%	25.0%	13.0%	26	24	227	232	33.4%	
Elk Grove	7,404	4,248	26.1%	13.7%	6.9%	292	1.1	-0.1	-5.0%	-212	0.0%	-38.0%	-19.0%	-807	-723	3,520	3,571	48.2%	
Folsom	4,634	2,420	23.3%	16.5%	8.3%	200	1.3	0.1	5.0%	121	7.0%	-31.0%	-15.5%	-375	-54	2,966	2,988	51.7%	
Galt	679	150	46.1%	-6.3%	-3.1%	-5	1.0	-0.2	-10.0%	-15	0.0%	-38.0%	-19.0%	-28	-68	102	106	15.7%	
Isleton	23	4	54.7%	-14.8%	-7.4%	0	0.5	-0.7	-35.0%	-2	0.0%	-38.0%	-19.0%	-1	-3	2	2	8.7%	
Rancho Cordova	7,010	2,361	47.8%	-8.0%	-4.0%	-46	1.0	-0.2	-10.0%	-236	31.0%	-7.0%	-1.5%	-83	-413	1,948	1,996	28.5%	
Sacramento	24,108	6,635	47.7%	-7.9%	-3.9%	-261	1.1	-0.1	-5.0%	-332	75.0%	37.0%	18.5%	1,227	685	7,270	7,435	30.8%	
Sacramento Uninc	13,848	5,132	41.9%	-2.1%	-1.0%	-53	1.3	0.1	5.0%	257	57.0%	19.0%	9.5%	488	691	5,824	5,919	42.7%	
Sacramento County total	58,402	21,154	42.0%		0.0%	77													
Live Oak	469	172	39.1%	0.7%	0.3%	1	0.6	-0.6	-30.0%	-52	0.0%	-38.0%	-19.0%	-83	64	86	92	20.4%	
Yuba City	2,680	1,055	39.3%	0.5%	0.3%	3	1.3	0.1	5.0%	33	0.0%	-38.0%	-19.0%	-200	-145	910	929	34.7%	
Sutter Uninc	335	162	30.6%	9.9%	4.9%	7	0.6	-0.6	-30.0%	-48	0.0%	-38.0%	-19.0%	-31	-72	90	92	27.5%	
Sutter County total	3,464	1,389	37.5%		0.0%	11													
Davis	1,064	419	37.5%	2.3%	1.2%	5	1.1	-0.1	-5.0%	-21	80.0%	42.0%	21.0%	88	72	491	499	46.8%	
West Sacramento	5,978	2,011	45.6%	-5.8%	-2.9%	-59	1.2	0.0	0.0%	0	82.0%	44.0%	22.0%	447	388	2,419	2,460	41.1%	
Winters	320	134	34.3%	5.5%	2.8%	4	1.1	-0.1	-5.0%	-7	0.0%	-38.0%	-19.0%	-26	-29	106	108	33.0%	
Woodland	1,878	538	44.4%	-4.6%	-2.3%	-12	1.4	0.2	30.0%	54	0.0%	-38.0%	-19.0%	-102	-61	478	490	26.1%	
Yolo Uninc	1,891	687	41.9%	-2.0%	-1.0%	-7	1.9	0.7	35.0%	240	77.0%	39.0%	19.5%	134	367	1,054	1,067	56.9%	
Yolo County total	11,133	3,810	41.7%		0.0%	-69													
Marysville	72	6	45.2%	-5.3%	-2.7%	0	2.2	1.0	50.0%	3	0.0%	-38.0%	-19.0%	-11	2	8	8	11.2%	
Wheatland	684	173	40.9%	-1.1%	-0.5%	-1	0.8	-0.4	-20.0%	-35	0.0%	-38.0%	-19.0%	-13	-69	306	308	22.4%	
Yuba Uninc	4,678	1,616	43.9%	-4.2%	-2.0%	-33	1.1	-0.1	-5.0%	-81	0.0%	-38.0%	-19.0%	-107	-421	1,195	1,227	26.2%	
Yuba County total	5,234	1,795	44.0%		0.0%	-86													
TOTAL	105,000	41,840				631				608	38%			-1,758		41,110	41,830	39.8%	

Sacramento Area Council of Governments
 1 - Tahoe Basin allocations based on projections provided by the Tahoe Regional Planning Agency

Table 4 - Methodology D: 2013-21 RHNA Allocation Using Methodology B Variation
 DISCUSSION DRAFT FOR September 15, 2011 SACOG Board Meeting - action is NOT being taken on these allocations

RHNA Period : January 1, 2013 through October 31, 2021

METHODOLOGY D (Jan 1, 2013 to Oct 31, 2021 RHNA Cycle)									
Overall Allocation	Base Number: Equal Share for all Jurisdictions			Adjustment Factor: Regional Equity			Very Low+Low Income Allocations		
Total number of Units (based on proportion of MTP/SCS 2020 projection)	Affordable Base allocation for Very Low+Low (Col A * Col C)	Affordable Base Allocation Very Low + Low %	Non-Affordable Base = Moderate + Above Mod (Col A - Col B)	Targeted % of units distributed in VL+L by October 31, 2021 for regional parity by 2050	Income Variance from (Col D- 39.838%)	Adjustment Factor (Mod+Above Mod)*Variance (Col C2*Col E)	Allocation VL + L - Base + (Variance * Mod+Above Mod units) (Col B + Col F)	Allocation VL + L by Percent of Total (Col G/Col A)	
A	B	C1	C2	D	E	F	G	H	
Placerville	372	148	39.8%	224	29.3%	-10.5%	-23	175	33.5%
South Lake Tahoe ¹	336	134	39.8%	202	8.3%	-31.5%	-64	70	20.9%
El Dorado Uninc Tahoe Basin ¹	480	191	39.8%	289	57.6%	17.8%	51	243	50.5%
El Dorado Uninc	3,949	1,573	39.8%	2,376	43.1%	3.3%	77	1,651	41.8%
El Dorado County total	5,137	2,046	39.8%		41.2%			2,088	
Auburn	308	123	39.8%	185	42.4%	2.6%	5	127	41.4%
Colfax	51	20	39.8%	31	23.1%	-16.7%	-5	15	29.8%
Lincoln	3,791	1,510	39.8%	2,281	47.3%	7.5%	171	1,681	44.3%
Loomis	154	61	39.8%	93	47.1%	7.3%	7	68	44.2%
Rocklin	3,814	1,519	39.8%	2,295	56.4%	16.6%	381	1,900	49.8%
Roseville	8,480	3,378	39.8%	5,102	54.2%	14.3%	732	4,110	48.5%
Placer Uninc Tahoe Basin ¹	328	131	39.8%	197	57.5%	17.7%	35	166	50.5%
Placer Uninc	4,704	1,874	39.8%	2,830	55.7%	15.9%	450	2,324	49.4%
Placer County total	21,630	8,617	39.8%		53.5%			10,392	
Citrus Heights	696	277	39.8%	419	29.2%	-10.6%	-44	233	33.5%
Elk Grove	7,404	2,950	39.8%	4,454	57.4%	17.5%	781	3,731	50.4%
Folsom	4,634	1,846	39.8%	2,788	52.2%	12.4%	345	2,191	47.3%
Galt	679	271	39.8%	408	22.1%	-17.8%	-73	198	29.1%
Isleton	23	9	39.8%	14	19.4%	-20.5%	-3	6	27.5%
Rancho Cordova	7,010	2,793	39.8%	4,217	33.7%	-6.2%	-260	2,533	36.1%
Sacramento	24,108	9,604	39.8%	14,504	27.5%	-12.3%	-1,786	7,818	32.4%
Sacramento Uninc	13,848	5,517	39.8%	8,331	37.1%	-2.8%	-231	5,285	38.2%
Sacramento County total	58,402	23,266	39.8%		36.2%			21,996	
Live Oak	449	179	39.8%	270	38.3%	-1.5%	-4	175	38.9%
Yuba City	2,680	1,068	39.8%	1,612	39.4%	-0.5%	-7	1,060	39.6%
Sutter Uninc	335	134	39.8%	202	48.2%	8.4%	17	150	44.9%
Sutter County total	3,464	1,380	39.8%		40.1%			1,385	
Davis	1,066	425	39.8%	641	39.3%	-0.5%	-3	422	39.5%
West Sacramento	5,978	2,382	39.8%	3,597	34.0%	-5.9%	-211	2,170	36.3%
Winters	320	127	39.8%	192	42.0%	2.2%	4	132	41.2%
Woodland	1,878	748	39.8%	1,130	28.7%	-11.2%	-126	622	33.1%
Yolo Uninc	1,891	753	39.8%	1,138	36.3%	-3.5%	-40	713	37.7%
Yolo County total	11,133	4,435	39.8%		34.2%			4,059	
Marysville	72	29	39.8%	43	8.1%	-31.7%	-14	15	20.8%
Wheatland	484	193	39.8%	291	35.9%	-4.0%	-12	181	37.5%
Yuba Uninc	4,678	1,864	39.8%	2,814	34.5%	-5.3%	-149	1,714	36.6%
Yuba County total	5,234	2,085	39.8%		34.3%			1,911	
SUM	105,000	41,830	39.8%	63,170	39.8%		0	41,830	39.8%

Sacramento Area Council of Governments

1 - Tahoe Basin allocations based on projections provided by the Tahoe Regional Planning Agency

Table 6: Methodology F - Three Adjustment Factors and Base Affordable Allocation
DISCUSSION DRAFT FOR September 15, 2011 SACOG Board Meeting - action is NOT being taken on these allocations

RHNA Period : January 1, 2013 through October 31, 2021

Overall Allocation 2013-2021	Base Affordable Allocation - VL+L (Col C*39.838%)	Adjustment Factor A: INCOME				Adjustment Factor B: Jobs/Housing Balance				Adjustment Factor C: Proximity to Transit				A+B+C Factors A, B and C combined	VL+L Method C BASE + 3 Adjust Factors	VL+L Method F Adjusted to match HCD Target = Very Low + Low Allocation	VL+L Method F Adjusted to match HCD Target = Very Low + Low Allocation %		
		% Households in VL+L (CHAS data)	Variance from 39.838% (Col F)	Half of Variance (Col G)	Adjustment Factor * VL+V (Col H)	Jobs/Housing Ratio 2008-2035 Growth (SACOG data)	Variance from 1.2 J/H Ratio Average (Col I)	Half of Variance (Col K)	Adjustment Factor * VL+V (Col L)	% of 2008-2035 Growth within TPA (SACOG data)	Variance from 38% Ave (Col P)	Half of Variance (Col Q)	Adjustment Factor * VL+V (Col R)						
C	D	E	F	G	H	J	K	L	M	O	P	Q	R	T	U	V	W		
REGIONAL AVERAGES		xx=39.838%				region ave = 1.2				region ave=38%									
Placerville	372	148	46.5%	-6.7%	-3.4%	-5	0.7	-0.5	-25.0%	-37	0.0%	-38.0%	-19.0%	-28	-70	78	21.0%		
South Lake Tahoe ¹	336	134	51.3%	-11.4%	-5.7%	-8	unknown			0	unknown			-8	126	126	37.5%		
El Dorado Uninc Tahoe Basin ¹	480	191	26.8%	13.1%	6.5%	12	unknown			0	unknown			12	204	204	42.5%		
El Dorado Uninc	3,949	1,573	26.8%	13.1%	6.5%	103		1.4	0.2	10.0%	157	0.0%	-38.0%	-19.0%	-299	39	1,534	1,539	89.0%
El Dorado County total	5,137		32.1%		0.0%	103													
Auburn	308	123	37.6%	2.2%	1.1%	1	0.7	-0.5	-25.0%	-31	9.0%	-29.0%	-14.5%	-18	-47	76	24.7%		
Colfax	51	20	52.5%	-12.6%	-6.3%	-1	3.7	2.5	125.0%	25	0.0%	-38.0%	-19.0%	-4	20	41	80.4%		
Lincoln	3,791	1,510	33.7%	6.1%	3.1%	46	0.9	-0.3	-15.0%	-227	0.0%	-38.0%	-19.0%	-287	-467	1,043	1,046	27.6%	
Loomis	154	61	32.1%	7.7%	3.9%	2	1.0	-0.2	-10.0%	-6	0.0%	-38.0%	-19.0%	-12	-15	46	29.9%		
Rocklin	3,814	1,519	30.2%	9.6%	4.8%	73	1.4	0.2	10.0%	152	14.0%	-24.0%	-12.0%	-182	43	1,562	1,567	41.1%	
Roseville	8,480	3,378	29.5%	10.3%	5.2%	175	1.6	0.4	20.0%	676	5.0%	-29.0%	-14.5%	-490	360	3,735	3,750	44.2%	
Placer Uninc Tahoe Basin ¹	328	131	31.1%	8.7%	4.4%	6	unknown			0	unknown			6	136	137	41.8%		
Placer Uninc	4,704	1,874	31.1%	8.7%	4.4%	82		1.0	-0.2	-10.0%	-187	0.0	-38.0%	-19.0%	-356	-462	1,412	1,416	30.1%
Placer County total	21,630		31.2%		0.0%	384													
Citrus Heights	696	277	42.2%	-2.4%	-1.2%	-3	1.2	0.0	0.0%	0	64.0%	26.0%	13.0%	36	33	310	311	44.7%	
Elk Grove	7,404	2,950	26.1%	13.7%	6.9%	203	1.1	-0.1	-5.0%	-147	0.0%	-38.0%	-19.0%	-560	-505	2,444	2,452	33.1%	
Folsom	4,634	1,846	23.3%	16.5%	8.3%	153	1.3	0.1	5.0%	92	7.0%	-31.0%	-15.5%	-285	-41	1,805	1,810	35.1%	
Galt	679	271	46.1%	-5.3%	-3.1%	-8	1.0	-0.2	-10.0%	-27	0.0%	-38.0%	-19.0%	-51	-87	184	184	27.1%	
Isleton	23	9	54.7%	-14.8%	-7.4%	-1	0.5	-0.7	-35.0%	-3	0.0%	-38.0%	-19.0%	-2	-6	4	4	17.4%	
Rancho Cordova	7,010	2,793	47.8%	-8.0%	-4.0%	-111	1.0	-0.2	-10.0%	-279	31.0%	-7.0%	-3.5%	-96	-488	2,304	2,311	33.0%	
Sacramento	24,108	9,604	47.7%	-7.9%	-3.9%	-378	1.1	-0.1	-5.0%	-480	75.0%	37.0%	18.5%	1,777	919	10,523	10,555	43.8%	
Sacramento Uninc	13,848	5,517	41.9%	-2.1%	-1.0%	-57	1.3	0.1	5.0%	276	57.0%	19.0%	9.5%	524	743	6,260	6,275	45.3%	
Sacramento County total	58,402		42.0%		0.0%	-203													
Live Oak	449	179	39.1%	0.7%	0.3%	1	0.6	-0.6	-30.0%	-54	0.0%	-38.0%	-19.0%	-34	-87	92	92	20.5%	
Yuba City	2,680	1,068	39.3%	0.5%	0.3%	3	1.3	0.1	5.0%	53	0.0%	-38.0%	-19.0%	-203	-147	921	924	34.5%	
Sutter Uninc	335	133	30.8%	9.3%	4.6%	6	0.6	-0.6	-30.0%	-40	0.0%	-38.0%	-19.0%	-25	-59	74	75	22.4%	
Sutter County total	3,464		37.5%		0.0%	10													
Davis	1,055	425	37.5%	2.3%	1.2%	5	1.1	-0.1	-5.0%	-21	80.0%	42.0%	21.0%	89	73	498	499	46.8%	
West Sacramento	5,978	2,382	45.6%	-5.8%	-2.9%	-69	1.2	0.0	0.0%	0	82.0%	44.0%	22.0%	524	455	2,837	2,845	47.5%	
Winters	320	127	34.3%	5.5%	2.8%	4	1.1	-0.1	-5.0%	-6	0.0%	-38.0%	-19.0%	-24	-27	109	101	31.6%	
Woodland	1,878	748	44.8%	-4.6%	-2.3%	-17	1.4	0.2	10.0%	75	0.0%	-38.0%	-19.0%	-142	-84	664	665	35.4%	
Yolo Uninc	1,891	753	41.9%	-2.0%	-1.0%	-8	1.9	0.7	35.0%	264	77.0%	39.0%	19.5%	147	403	1,156	1,160	61.3%	
Yolo County total	11,133		41.7%		0.0%	-85													
Marysville	72	29	45.2%	-5.3%	-2.7%	-1	2.2	1.0	50.0%	14	0.0%	-38.0%	-19.0%	-5	8	37	37	51.4%	
Wheatland	484	193	40.9%	-1.1%	-0.5%	-1	0.8	-0.4	-20.0%	-15	0.0%	-38.0%	-19.0%	-37	-76	117	117	24.2%	
Yuba Uninc	4,678	1,864	43.9%	-4.1%	-2.0%	-38	1.1	-0.1	-5.0%	-93	0.0%	-38.0%	-19.0%	-354	-485	1,379	1,383	29.6%	
Yuba County total	5,234		44.0%		0.0%	-40													
Overall Total	105,000	41,830				169				107	38%			-401		41,705	41,830	39.8%	



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: November 1, 2011
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk 
SUBJECT: Sacramento-Yolo Mosquito Vector Control District Appointment

RECOMMENDATION:

Staff recommends that the City Council approve the appointment of Greg Lanzaro to a second term to represent the City of Winters as a member of the Board of Trustees of the Sacramento-Yolo Mosquito Vector Control District.

BACKGROUND:

On June 18, 1946, the Sacramento County-Yolo County Mosquito Abatement District was formed by joint resolution of the Board of Supervisors for Sacramento and Yolo Counties. The motivating force for the formation of the District was the desire of the people for protection against mosquito-borne diseases and relief from serious pest nuisance. In July of 1990, the District Board voted by resolution to change the name of the District to the Sacramento-Yolo Mosquito and Vector Control District to better reflect the expanded services and responsibilities the District assumed regarding ticks, yellow-jackets, and other vectors. Within the District boundaries are 2,013 square miles, encompassing both Sacramento and Yolo Counties.

The Board of Trustees consists of thirteen members from Yolo and Sacramento Counties, and the cities of Woodland, Sacramento, Galt, Folsom, Isleton, West Sacramento, Elk Grove, Davis, Citrus Heights, Rancho Cordova, and Winters.

Marie Heilman, who served as trustee for over two years, retired from service on the Board effective 8/18/09.

Greg Lanzaro, a Winters resident, has served the past two years to represent the City of Winters as a member of the Board of Trustees of the Sacramento-Yolo Mosquito Vector Control District and has indicated interest in serving another term.

FISCAL IMPACT: None by this action.

SACRAMENTO-YOLO
MOSQUITO
& VECTOR
CONTROL
DISTRICT

October 12, 2011

City Clerk
City of Winters
318 First Street
Winters, CA 95694

Re: Trustee Appointment

The term of appointment of your representative Greg Lanzaro, expires December 31st, 2011.

The Health and Safety Code provides for appointments up to four years as follows: "The first term of any member shall not exceed two years. Each subsequent consecutive reappointment, if any, may be for a term of two or four years, at the discretion of the appointing power."

The Sacramento-Yolo Mosquito and Vector Control District requests to be **notified in writing** when this appointment has been filled and **the length of the term of appointment**, as soon as possible.

Sincerely,



Deborah J. Ackerman
Administrative Manager

cc: Greg Lanzaro

SACRAMENTO COUNTY
8631 BOND ROAD
ELK GROVE, CA 95624

YOLO COUNTY
1234 FORTNA AVENUE
WOODLAND, CA 95776

1.800.429.1022
FIGHTtheBITE.net

DAVID BROWN, MANAGER

2011 BOARD OF TRUSTEES

JAYNA KARPINSKI-COSTA
PRESIDENT, CITRUS HEIGHTS

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ROBERT J. MCGARVEY
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ROSEMARIE MOORE
ISLETON

MICHAEL PARRELLA
YOLO COUNTY

NEAL PEART
WOODLAND

DAVE TAMAYO
SACRAMENTO

ROBERT K. WASHINO
DAVIS



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: November 1, 2011
THROUGH: John W. Donlevy, Jr., City Manager *JD*
FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
SUBJECT: Budget Adjustments for Fiscal Year 2011-2012

RECOMMENDATION:

Approve Resolution 2011-45 Approving Budget Adjustments for Fiscal Year 2011-2012 for open purchase orders as of June 30, 2011.

BACKGROUND:

As of June 30, 2011 approximately \$1,764,677.79 in purchase orders that were issued but not all services and/or products have been rendered/received. These amounts were approved in the 2010-2011 budget. Each year, the amount of open purchase orders from the prior year are included as budget adjustments in the current year.

This is an annual budget adjustment to encumber the funds committed at year end for multiple year projects.

FISCAL IMPACT:

None

RESOLUTION 2011-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING THE CITY OF WINTERS 2011-2012 ADOPTED OPERATING BUDGET

WHEREAS, On June 15, 2010 the City Council of the City of Winters adopted operating budget for Fiscal Year 2011-2012; and

WHEREAS, items budgeted in 2010-2011 had purchase orders issued, but merchandise was not delivered, or projects were incomplete as of June 30, 2011.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters that the adopted operating budget for fiscal year 2011-2012 be amended as follows:

Section 1: Increase budgeted expenditures in the following funds and accounts

a. 611-54514-630 Repairs and Maintenance-Water Fund	47.00
b. 703-54411-510 Architect/Engineer-RDA 2007 Bond Funds	21,552.00
c. 615-54419-630 Misc. Professional Services-Water Meter Fund	148,276.24
d. 703-54422-510 Construction Testing-2007 Bond Funds	32,571.45
e. 703-57211-510 Building-2007 Bond Funds	381,313.28
f. 703-54419-510 Misc. Professional Services-2007 Bond Funds	936.03
g. 422-54419-650 Misc. Professional Services-Landfill Capital	7,000.00
h. 294-54422-660 Construction Testing- TDA	4,942.44
i. 355-54419-510 Misc. Professional Services-Small Business RLF	5,000.00
j. 703-57511-510 Furniture & Equipment-2007 Bond Funds	296,226.20
k. 701-54419-510 Misc. Professional Services-RDA	1,750.00
l. 101-54419-610 Misc. Professional Services-Public Works	20,000.00
M.294-54411-510 Architect/Engineering-TDA	75,800.00
n. 268-57311-660 Street Construction-STIP Grant	495,000.00
o. 294-57311-660 Street Construction-TDA	90,327.50
P.101-52915-310 Safety Equipment-Fire Dept.	55,249.73
q.101-54419-310 Misc. Professional Services-Fire Dept	5,800.00
r. 711-54419-510 Misc. Professional Services-RDA Housing	8,800.00
s. 626-57913-640 Misc. Capital Acquisitions-Sewer Bonds	4,941.00
t. 615-54411-630 Architect/Engineer-Water Bonds	26,621.00
u. 276-54411-650 Architect/Engineer-North Putah Creek Project	76,903.92
v. 417-54411-630 Architect/Engineer-Water Impact Fees	4,420.00
w.424-54419-650 Misc. Professional Services-Park & Rec Capital	1,200.00

PASSED AND ADOPTED by the City Council, City of Winters, this 1st day of November by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Keith Fridae, Mayor

ATTEST:

Nanci G. Mills, CITY CLERK



**CITY COUNCIL/COMMUNITY DEVELOPMENT AGENCY
STAFF REPORT**

TO: Mayor and City Council
DATE: November 1, 2011
FROM: Scott Dozier, Fire Chief
Bruce Muramoto, Police Chief
Shelly Gunby, Director of Financial Management *Shelly*
THROUGH: John W. Donlevy, Jr., City Manager *JD*
SUBJECT: Public Safety Facility- Notice of Completion

RECOMMENDATION:

That the City Council/Community Development Agency:

1. Receive a report detailing the completion status of the Public Safety Facility; and
2. Affirm the issuance of the Notice of Completion for the project; and
3. Approve the Final Budget.

BACKGROUND:

The Public Safety Facility, Project No. 05-03, was established to design and construct a facility to house Police and Fire Departments. On June 15, 2005, the City Council approved the selection of the site for the new facility. The site is located along West Main Street, north of Grant Avenue, off the future street being constructed with the Ogando-Hudson subdivision, and the land was granted to the City with the Ogando-Hudson Final Map.

On January 15, 2008 the City Council:

- 1) approved the revised Project Budget Sheet (PBS) for the Public Safety Facility, Project No. 05-03;
- 2) approved the proposed floor plan and site plan; and
- 3) authorized the City Manager to execute a contract amendment with Calpo, Hom, and Dong Architects (CH&D), in the amount of \$342,200, for design services.

On August 4, 2009 the City Council authorized the following:

- (1) award a construction contract for the Public Safety Facility (Project 05-03) to Bobo Construction, Inc. in the amount of Six Million Three Hundred Sixty Six Thousand (\$6,366,000.00);
- (2) authorized expenditures in the amount of Eight Million Dollars (\$8,000,000.00) for the Project;
- (3) authorized the City Manager to execute the contract/payment up to Seventy Five Thousand Dollars (\$75,000.00) for Special Inspection services;
- (4) authorized the City Manager to execute the construction contract on the City's behalf.

On September 3, 2009 the City issued Bobo Construction a "Notice to Proceed" for the City of Winters Police-Fire Facility. On September 15, 2009 a "Pre-Construction Meeting" was held. Members of City staff and Bobo Construction were present at this meeting. Bobo Construction was given 260 working days to complete the project.

It should be noted that the City choose to have the Police and Fire Chiefs act as "Project Managers" for the Public Safety facility project. This effectively saved the City close to \$200,000.00 of project management fees.

On April 19, 2011 the City Council authorized:

- (1) award the contract for the Furniture and installation to Western Contract Furniture
- (2) authorized the City Manager to execute the contract on the City's behalf and
- (3) authorized the expenditure in the amount of \$230,229.43

It should be noted that the Public Safety Facility is a "State of the Art" center capable of providing additional services to the Community and Departments that did not exist prior to it being built. These services include but are not limited to: Back-up power generation for the Police/Fire Departments and the City's Emergency Operations Center (EOC); 24 hour staffing and sleeping quarters for the Fire Department; Secure "Sally Port" and booking facilities; Large training/meeting and EOC room. In addition, the entire facility is WiFi enabled and is wired with Category 6 wiring throughout. The Facility also supports a 140 foot radio communications tower that broadcasts both police and fire frequencies and microwave radio connectivity to the Communications Center in Woodland. The Public Safety Facility that is sized to meet the public safety needs of the community for the next 50 years.

DESCRIPTION OF PROJECT

The Police and Fire Station consists of two buildings located on +/- 2.78 acres on the northwest corner of Grant Avenue and West Main Street. The site also houses Well #7 for the Water System, and a Lift Station for the Sewer System.

The facility is two stories, with a gross building of +/- 34,759 square feet. The second story is the living quarters for the fire department crew.

The building area is as follows:

- Police and Fire Department Offices 15,233 sf
- Apparatus Room/Support Areas 8,061 sf
- Training Room/EOC 1,505 sf
- Holding Cells/Booking 494 sf

- Sallyport 760 sf
- Miscellaneous 187 sf
- Police Mezzanine Storage 1,698 sf
- Fire Mezzanine Storage 2,104 sf
- Fire Living Quarters 4,717 sf

A covered Wash Rack area is provided adjacent to the Fire Department Apparatus Bays. A covered Vehicle parking area is provided adjacent to the Police Department Offices.

In addition, the project includes a new out building, used for storage and vehicle maintenance, is a one-story building with Storage Mezzanine, with a gross building area of approximately 6,023 square feet.

FACILITY USAGE

Police Department:

For the past seven years I have said that the previous Police Facility was structurally failing and was functionally inadequate. It lacked the following: adequate records storage, no interview rooms; no holding cells, poor locker room; failing bathrooms; very poor evidence storage; no meeting room or break room and in disrepair. With the new facility we have the following:

- "Sally Port" and Secure Booking facility
- Interview rooms to interview both suspects and victims.
- Armory for weapons storage
- The ability to properly store and secure evidence. We now have the ability to store evidence in a room that is protected by an alarm system and card access locks.
- We also have the large "Community/Meeting/EOC that can handle a multitude of activities.

Fire Department:

- The facility allows for 24 x 7 staffing. This provides for a fully staffed engine company to respond from the station thus providing a faster, safer and appropriate response to fire and medical emergencies within the city and the surrounding district.
- Provides efficient, private and comfortable fire administration offices for fire staff.
- The station now has a much larger apparatus floor to accommodate the departments apparatus fleet in a much safer manner. It also allows for much improved conditions for nonprofit fund raising events with such things as a heated floor, a large ceiling fan and evaporative air conditioning
- When completed the station's communication tower will be part of a much larger county wide communication system. This tower will provide solid and safe communications through the county and surrounding area. This will provide a much improved system for our public safety staff as well as public safety workers in the area.
- The training and EOC room provides the city's only adequate training room. It also serves as at very nice meeting and conference room for not only city staff but also will be used by the public for the same reasons.
- Electrical back up generation, the facility has a 400 kW generator. This generation unit can supply 100% the facilities and the sewer lift station located on the site power needs

at around 51% throttle. It will start up and start providing power the facility 15 to 20 seconds after the public utilities power (PG&E) has failed.

CERTIFICATE OF OCCUPANCY AND NOTICE OF COMPLETION

The Facility received a temporary Certificate of Occupancy (COFO) on September 7, 2011.

- The project has been under construction for almost two years now and with the exception of warranty issues, Bobo Construction has completed their contractual responsibility. The City filed the Notice of Completion on October 19, 2011 with Yolo County. The Chiefs and their staff, along with city consultants, have reviewed the project and determined that the project's construction requirements have been met.
- The project began construction on September 15, 2009 and was completed (with the exception of warranty work) on September 8, 2011.

BUDGET:

Provide an overview of the budget to include:

- Overall approvals for construction contract, contingency, FFE.
 - The total budget amount for this project was \$8,471,482
 - The design budget was \$400,000
 - The construction budget was \$7,000,000 including contingency
 - The furniture, fixtures and equipment (FFE) budget was \$1,000,000 including contingency.
 - Building Permit Fees of \$71,482
- As of October 24, 2011:
 - The total contract amount for construction is \$6,933,073, this is \$66,927 less than the budget with contingency.
 - The total FFE expenditures are expected to be \$930,169 this is \$69,831 less than the budgeted amount
 - Building permits were \$71,482
- There were 135 Change orders in the amount of \$560,073, 51 of which were owner initiated (City of Winters project team originated) for \$215,436 or 39% of the total change orders, with the balance of 84 change orders (or 61%) issued due to design and construction issues for \$344,637.
 - Major categories of change orders include Construction, Electrical, Mechanical, Plumbing, and Communication Tower.
 - Construction Change orders were \$322,554 or 57.59% of total change orders.
 - Electrical Change orders were \$129,445 or 23.11% of the total change orders.
 - Mechanical change orders were \$54,616 or 9.75% of the total change orders.
 - Change orders related to the Tower installation were \$41,130 or 7.34% of total change orders.
 - Plumbing change orders account for the balance of \$12,328 or 2.21% of total change orders.
- A copy of the change order log for the project is attached, it includes a brief description of the change order, the change order number, the amount of the change order, a

running total of the contract total with the change orders included as well as columns identifying whether the change order was owner initiated, or design initiated, and the category the change order applies to.

- The original contract was for \$6,366,000 and change orders total \$570,073 for a total contract of \$6,926,073. The change orders are 8.79% of the original contract amount. Industry standards are 5%-10% with 5% being low, 7%-8% being moderate and 10% being on the average but high side. A change order rate of 8.97% is on the high end of the moderate amount of change orders for a project this size.
- Overall, the project is coming in \$136,758 under budget.
 - The Cost per square foot for the construction of the facility is \$170.00 based on a project size of 40,782 square feet, which includes all storage areas.
 - The Cost per square foot for the entire project, including equipment and all other items is \$204.37, completely furnished.

FISCAL IMPACT:

City of Winters
Police and Fire Building
Schedule of Expenditures

Vendor	2005-2009	7/1/09-6/30/10	7/1/10-6/30/11	7/1/11-10/24/11	Open Purchase Orders	Total Expenditures
Ponticello	\$ 15,171.89	\$ 44,561.71	\$ 23,097.75	\$ 4,417.50		\$ 87,248.85
Calpo, Hong & Dong	388,960.25	74,017.45	37,040.00			500,017.70
Northfork	9,063.47					9,063.47
Kelly Group	332.50					332.50
Fees and Permits	73,262.51	1,801.74				75,064.25
Estep		1,019.50				1,019.50
Willdan		6,500.00	180.00			6,680.00
Bobo		1,831,819.86	4,043,096.46	340,711.38	19,919.47	6,235,547.17
Equipment		4,052.70	79,532.27	18,550.38		102,135.35
American River Bank (Retention)		203,535.54	449,232.93	44,757.36		697,525.83
Laugenour & Meikle		1,712.50				1,712.50
PG & E		5,000.00				5,000.00
Special Inpsctions		18,777.02	12,290.80			31,067.82
Creekside Signs		455.94				455.94
West Sacramento		1,090.72	681.70			1,772.42
Ace Hardware			70.23	278.85		349.08
Advertising			114.40	-		114.40
T & R Commujnication Inc			67,710.11	4,363.38	572.26	72,645.75
JLH			12,311.77	4,829.24		17,141.01
Stroebel			645.00			645.00
Packet Fusion (Phones)			80,329.73	100.00	9,310.00	89,739.73
Landscaping				3,262.74	227.81	3,490.55
Comtech (Station Alerting)				62,380.55	43,839.59	106,220.14
Badge signs on Building				1,521.75		1,521.75
Computers				35,518.37		35,518.37
Furniture				207,126.70	23,102.73	230,229.43
Floor Sealant				853.63		853.63
Gate Controls					1,735.00	1,735.00
Spinitar (AV equipment)					57,000.00	57,000.00
	486,790.62	2,194,344.68	4,806,333.15	728,671.83	155,706.86	8,371,847.14
Costs related to Well # 7 (47,037.31-9,915.00)						37,122.31
Adjusted cost of Police/Fire Building						8,334,724.83
Budget (Including addition of \$71,481.51 for Building permit fees)						8,471,481.51
Amount of Budget unspent						\$ 136,756.68

Note: Police and Fire contract included work in the amount of \$47,037.31 for Well # 7 project, and Well # 7 project contract included \$9,915.00 in costs for the Police and Fire Station. This was due to both projects located at same site.

Winters Police-Fire Change Order Log

Potential Change Orders			Change Orders			Contract		Owner Initiated					Design			
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
						\$6,366,000.00	260									
001-PL Survey	\$5,279.00	5	Not Accepted	\$0.00	0	\$6,366,000.00	260									
002-Pole Light Fdn	\$3,368.00	0	CO 001	\$3,368.00	0	\$6,369,368.00	260						3,368.00			
003R1-SD Coverage	\$6,830.00	2	CO 002	\$6,830.00	2	\$6,376,198.00	262	6,830.00								
004-ROW SD Mtrl	\$305.00	0	CO 003	\$305.00	0	\$6,376,503.00	262	305.00								
005-Add Fire Line	\$441.00	0	CO 004	\$441.00	0	\$6,376,944.00	262									441.00
006-Kennel Utilities	\$453.00	0	CO 005	\$453.00	0	\$6,377,397.00	262				453.00					
007-Panel B2	\$4,130.00	1	Not Accepted	\$0.00	0	\$6,377,397.00	262									
008-Extend Water Line	\$1,359.00	1	CO 006	\$1,359.00	1	\$6,378,756.00	263	1,359.00								
009-Monitoring Well	\$812.00	0	CO 007	\$812.00	0	\$6,379,568.00	263	812.00								
10-						\$6,379,568.00	263									
11-						\$6,379,568.00	263									
12-Additional Power for Fuel Tank	\$2,142.00	1	CO 008	\$2,142.00	1	\$6,381,710.00	264		2,142.00							
13-						\$6,381,710.00	264									
14-Additional Floor Joists at Fire Mezzanine	\$2,595.00	0	CO 009	\$2,595.00	0	\$6,384,305.00	264						2,595.00			
15-Revise project sewer line to existing Sewer lift station	\$1,454.00	1	CO 010	\$1,454.00	1	\$6,385,759.00	265						1,454.00			
16-Revise Routing for PG&E Secondary service to Police Fire Facility per PG&E Engineering Drawing	\$24,033.00	0	CO 013	\$24,033.00	0	\$6,409,792.00	265							24,033.00		
17-Revised Concrete Pad Footings	\$41,072.00	0	CO 011	\$41,072.00	0	\$6,450,864.00	265						41,072.00			
18-Excavate & backfill additional 3 feet in dept of water trench to provide adequate cover for well #7 secondary power lines to be installed	\$3,504.00	1	CO 012	\$3,504.00	1	\$6,454,368.00	266						3,504.00			
19-Provide Additional temts to the fuel System	\$3,031.00	2	CO 014	\$3,031.00	2	\$6,457,399.00	268		3,031.00							
20-Additional Telephone and Computer Outlet Boxes, additional power outlets in Break Room 400 and additional Camera Outlet Boxes as requested by the City throughout the facility	\$12,146.00		CO 015	\$12,146.00		\$6,469,545.00	268		12,146.00							
21-Modify Precast concrete to be Concrete Finishing Wall	\$53,653.00	7	CO 016	\$53,653.00	7	\$6,523,198.00	275						53,653.00			

Winters Police-Fire Change Order Log

Potential Change Orders		Change Orders			Contract		Owner Initiated					Design					
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing	
22-Revise Doors 900A, 900F, 902A, 903A, 910A, 911A, 912A, 913A, 920A, 921A, from door Type A to Door type D	-\$696.00	0	CO17	-\$696.00	0	\$6,522,502.00	275						(696.00)				
23-Revise Grading Elevations at southeast portion of site due to avoiding conflict of grades with existing Property Line Wall, and incorrect elevations provided on the topographic plan. Work includes readjustment of previously installed Backflow preventers, check valve box and meter	\$11,295.00	3	18	\$11,295.00	3	\$6,533,797.00	278						11,295.00				
24- Revise door 921A from 3'-0" wide as noted in door schedule to 4'-0" wide to fit actual opening dimensioned on Floor plan	\$1,062.00	0	19	\$1,062.00	0	\$6,534,859.00	278						1,062.00				
25-Revise height of CMU Wainscot at Grid Line 2 from 4'-0" wide as noted on sheet S2.1 to 7'-4" high to coordinate with Metal Building Siding	\$7,396.00	1	20	\$7,396.00	1	\$6,542,255.00	279						7,396.00				
26-Extend CMU Retaining Wall and modify to accommodate Generator Concrete Pad	\$3,138.00	0	21	\$3,138.00	0	\$6,545,393.00	279						3,138.00				
27-Add Wood Frame Structural Wall at Mezzanine Level, to accommodate structural requirements	\$914.00	1	22	\$914.00	1	\$6,546,307.00	280						914.00				
28-Add Additional Wood Beams to accommodate structural requirements	\$881.00	0	23	\$881.00	0	\$6,547,188.00	280						881.00				

Winters Police-Fire Change Order Log

Potential Change Orders			Change Orders			Contract		Owner Initiated					Design			
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
29-Add additional wood Beam to accommodate structural requirements	\$524.00	0	24	\$524.00	0	\$6,547,712.00	280						524.00			
30-Revise Finish hardware as requested by Owner. This change order does not include electrical or security work	\$23,964.00	0	25	\$23,964.00	0	\$6,571,676.00	280	23,964.00								
31-Adjust Finish Grades and trench drain grades and location at out building per contract modification 21	\$1,886.00	1	26	\$1,886.00	1	\$6,573,562.00	281						1,886.00			
32-Provide Structural revisions to foundation per contract modification 16 on a t&M basis due to scheduling conflicts	\$12,516.00	10	27	\$12,516.00	10	\$6,586,078.00	291							12,516.00		
33-						\$6,586,078.00	291									
34-Replace furring channels with 2-1/2" metal studs per Bobo Construction RFI 163 Response due to conflicts with Metal Building framing	\$2,510.00	5	28	\$2,510.00	5	\$6,588,588.00	296						2,510.00			
35-Modify Furring @ rooms 311, 310, 309, 212 per Bobo Construction RFI 168 Response due to conflicts with metal building framing.	\$823.00	1	29	\$823.00	1	\$6,589,411.00	297						823.00			
37-Add power to operators for out building overhead doors per CH& D contract modification 020	\$9,551.00	5	30	\$9,551.00	5	\$6,598,962.00	302							9,551.00		

Winters Police-Fire Change Order Log

Potential Change Orders		Change Orders			Contract		Owner Initiated					Design					
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing	
38-Revise underground Plumbing requirements and location for Drafting Pit, including manway extensions per CH&D contract modification 019	\$8,480.00	5	31	\$8,480.00	5	\$6,607,442.00	307										8,480.00
39-Provide 2 hour fire rated ceiling over Booking 550 for compliance with required Occupancy Separation per RFI 173 Response	\$3,082.00	2	32	\$3,082.00	2	\$6,610,524.00	309						3,082.00				
40-Provide additional rough in electrical boxes and conduit for Station Alerting System requirements per CH&D contract modification 23	\$9,854.00	5	34	\$9,854.00	5	\$6,620,378.00	314		9,854.00								
41-Provide additional Framing for Stairs Landings per RFI 165 and 186 Responses	\$1,618.00	0	33	\$1,618.00	0	\$6,621,996.00	314						1,618.00				
						\$6,621,996.00	314										
						\$6,621,996.00	314										
						\$6,621,996.00	314										
						\$6,621,996.00	314										
46- Provide pressure treated wood sills for Storefront System, per RFI 204 Response	\$1,719.00	1	35	\$1,719.00	1	\$6,623,715.00	315						1,719.00				
						\$6,623,715.00	315										
48-Provide Additional soffit in Public Lobby 100 to conceal Fire Sprinkler Piping per RFI 206R1 Response	\$1,830.00	1	36	\$1,830.00	1	\$6,625,545.00	316						1,830.00				

Winters Police-Fire Change Order Log

Potential Change Orders		Change Orders			Contract		Owner Initiated					Design					
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing	
49- Provide Fire Smoke Dampers at duct penetrations (5 total) through 2-hour fire rated ceiling in Booking 500, Holding cell 551 and holding cell 552 and revise outside Air Ducting in training room 102 per contract modification 26	\$8,673.00	2		\$8,673.00	2		318									8,673.00	
			37			\$6,634,218.00											
50- Provide interior concrete footing for Masonry Planter per RFI075 Response	\$4,176.00	0		\$4,176.00	0		318						4,176.00				
			38			\$6,638,394.00											
47- Provide Filter Grilles at all Mechanical Units to simplify maintenance operations per RFI 190 Response	\$12,636.00	0		\$12,636.00	0		318										
			39			\$6,651,030.00				12,636.00							
51- Provide Attic Ventilation Louvers, within Aluminum Window Frames per CH&D Contract modification 28	\$4,206.00	1		\$4,206.00	1		319									4,206.00	
			40			\$6,655,236.00											
52- Provide Concrete Strip for well project Rolling Gate, as requested by Well Project, per CH&D contract modification 25r2	\$879.00	0		\$879.00	0		319										
			41			\$6,656,115.00		879.00									
53- Shared costs for Lift Rental to unload Well Project Generator per Bobo Construction Inc. Potential Change Order 53	\$350.00	0		\$350.00	0		319										
			42			\$6,656,465.00		350.00									
55- Add Drainage Scuppers to Second Floor Deck	\$2,751.00	1		\$2,751.00	1		320						2,751.00				
			43			\$6,659,216.00											
56- Add Hose Bitt to the two mechanical roof wells for assistance with maintenance of the equipment	\$1,933.00	1		\$1,933.00	1		321										
			44			\$6,661,149.00					1,933.00						
58- Increase Water Hose Size to Wash Deck Hose from 3/4" to 1"	\$1,021.00	2		\$1,021.00	2		323										
			45			\$6,662,170.00					1,021.00						

Winters Police-Fire Change Order Log

Potential Change Orders			Change Orders			Contract		Owner Initiated					Design			
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
59-Revise Lavatory Type L-1 from undercounter mount to self rimming mount to be compatible with Plastic Laminate Vanity Countertops	\$427.00	0	46	\$427.00	0	\$6,662,597.00	323	427.00								
59-Revise low ceiling height and electrical rough in in Janitor 509	\$431.00	1	47	\$431.00	1	\$6,663,028.00	324						431.00			
62-Provide remote controls for holding cell comby units, including lavatory faucets and toilet flushing as requested by owner	\$1,237.00	1	48	\$1,237.00	1	\$6,664,265.00	325	1,237.00								
60-Increase concrete reinforcing in site concrete paving at east(front) apron of Apparatus Bays as requested by owner	\$4,247.00	1	49	\$4,247.00	1	\$6,668,512.00	326						4,247.00			
64-Revise power and panel requirements to communications room 920 in the out building, to accommodate requirements of the communication tower, as requested by owner	\$12,434.00	4	50	\$12,434.00	4	\$6,680,946.00	330					12,434.00				
66-revise location of apparatus gates and operators and extend ornamental iron fencing as requested by owner	\$3,919.00	4	51	\$3,919.00	4	\$6,684,865.00	334	3,919.00								
67-Add painted drywall ceilings in SCBA 204, Storage 205, EMS208 storage 209, storage 210 as requested by owner	\$3,959.00	5	52	\$3,959.00	5	\$6,688,824.00	339	3,959.00								
68-Add welded steel buckets to second floor deck columns to support vertical framing	\$1,120.00	3	53	\$1,120.00	3	\$6,689,944.00	342						1,120.00			

Winters Police-Fire Change Order Log

Potential Change Orders		Change Orders			Contract		Owner Initiated					Design				
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
69-Add solenoid valves to gas lines in coordination with the station alerting work by the City's contractor.	\$2,867.00	0	54	\$2,867.00	0	\$6,692,811.00	342								2,867.00	
70-Modify interior roof gutter to include downspout overflow and piping to daylight	\$4,619.00	0	55	\$4,619.00	0	\$6,697,430.00	342						4,619.00			
71-Revise locations and add power receptacles per owner request	\$1,902.00	0	56	\$1,902.00	0	\$6,699,332.00	342		1,902.00							
72-Add Exhaust Fan to Out building communications room to accommodate battery storage per owner request	\$1,441.00		57	\$1,441.00	0	\$6,700,773.00	342					1,441.00				
76-Provide Sleeves for existing water service and landscape irrigation piping at new driveway location due to existing elevation heights being too high	\$2,684.00		58	\$2,684.00		\$6,703,457.00	342						2,684.00			
75-Convert storage 808 located on second floor to laundry 808 provide all necessary utilities including plumbing and electrical, modify casework and finishes	\$13,034.00	8	59	\$13,034.00	8	\$6,716,491.00	350	13,034.00								
77-Provide electrical revisions required by new drywall ceilings previously approved in change order 52	\$1,085.00		60	\$1,085.00	0	\$6,717,576.00	350		1,085.00							
78-Extend stair landings (2) at stars 109	\$7,976.00	5	61	\$7,976.00	5	\$6,725,552.00	355						7,976.00			
73-Provide protective wainscoting as specified	\$31,712.00	10	62	\$31,712.00	10	\$6,757,264.00	365	31,712.00								

Winters Police-Fire Change Order Log

Potential Change Orders		Change Orders			Contract		Owner Initiated					Design				
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
79-Provide offset Drywall Ceiling in Captain 825 to avoid conflict with exterior window	\$2,511.00	3	63	\$2,511.00	3	\$6,759,775.00	368						2,511.00			
81-provide suspended ceiling inlay in kitchen 701 and relocate electrical fixtures to provide access to mechanical unit	\$5,560.00	3	64	\$5,560.00	3	\$6,765,885.00	371								5,560.00	
82-revise casework in plan check 311 and scba room 204 and delete casework in patrol sergeants 546	-\$2,219.00		65	-\$2,219.00	0	\$6,763,116.00	371	(2,219.00)								
83-revise finishes and add ceiling and wall framing in out building communication room per owner request	\$6,677.00	3	66	6,677	3	\$6,769,793.00	374					6,677.00				
85-provide rough in conduit and junction boxes for future card access readers for doors 202a and 307a	\$2,578.00	2	67	\$2,578.00	2	\$6,772,371.00	376		2,578.00							
86-provide wall furring at east wall of open office 302	\$1,425.00	2	68	\$1,425.00	2	\$6,773,796.00	378						1,425.00			
87-Relocate power and data outlets in plan check 311 over plan check desk area	\$1,395.00	0	69	\$1,395.00	0	\$6,775,191.00	378		1,395.00							
89-Provide secondary condensate drain lines and dryer exhaust vents	\$1,385.00	1	70	\$1,385.00	0	\$6,776,576.00	378	1,385.00								
88-add 20/3 pole breaker to panel EA1 and Cat5 cable for controls for apparatus low velocity fan	\$2,142.00	1	71	\$2,142.00	1	\$6,778,718.00	379							2,142.00		
90-Add doweling into concrete curbs for tie in for south trash enclosure footings due to tower construction	\$744.00	1	72	\$744.00	1	\$6,779,462.00	380					744.00				
91-Add base cabinet to support fume hood in bag & tag 541	\$1,413.00	2	73	\$1,413.00	2	\$6,780,875.00	382						1,413.00			

Winters Police-Fire Change Order Log

Potential Change Orders		Change Orders			Contract		Owner Initiated					Design				
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
92-Add occupancy sensor switches for dorm lights	\$560.00	1	74	\$560.00	1	\$6,781,435.00	383							560.00		
93-Add projection screen in briefing 544	\$3,791.00	1	75	\$3,791.00	1	\$6,785,226.00	384	3,791.00								
94-add metal furring and drywall finish around misc ductwork and utilities plying	\$1,491.00	1	76	\$1,491.00	1	\$6,786,717.00	385						1,491.00			
96-Revise Lavatory countertops from plastic laminate to solid surface to be compatible with under mount lavatories	\$3,590.00	2	77	\$3,590.00	2	\$6,790,307.00	387	3,590.00								
97r1-revise casework in Rooms 104, 305 and 514	\$1,210.00	3	78r1	\$1,210.00	3	\$6,791,517.00	390	1,210.00								
99-Revise electrical connections to air compressor	\$895.00	1	79r1	\$895.00	1	\$6,792,412.00	391							895.00		
100r2 Revise casework in laundry 808	\$1,243.00	3	80	\$1,243.00	3	\$6,793,655.00	394						1,243.00			
95R1 Revise ceilings in stairwells 809 and 810	\$7,738.00	2	81	\$7,738.00	2	\$6,801,393.00	396						7,738.00			
102 add sill plate in out building for installation of plywood wainscoting	\$2,102.00	1	82	\$2,102.00	1	\$6,803,495.00	397	2,102.00								
98r1-Add items remaining from CH&D contract modifications	\$2,090.00	2	83	\$2,090.00	2	\$6,805,585.00	398	2,090.00								
103-Revise exterior doors from wood to metal	\$2,883.00	1	84	\$2,883.00	1	\$6,808,468.00	400	2,883.00								
105-Revise light fixtures in holding cells	\$3,635.00	1	85	\$3,635.00	1	\$6,812,103.00	401							3,635.00		
106-Add extension Ring to PG&E secondary pull box	\$711.00	1	86	\$711.00	1	\$6,812,814.00	402						711.00			
104-Add masonry curb at northeast corner of exterior patio	\$4,072.00	2	87	\$4,072.00	2	\$6,816,886.00	404						4,072.00			
107-Extend existing removable bollard (L) s art transformers (C) s required by pg&E	\$704.00	1	88	\$704.00	1	\$6,817,590.00	405							704.00		

Winters Police-Fire Change Order Log

Potential Change Orders			Change Orders			Contract		Owner Initiated					Design			
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
108-Provide Power to room 541 fume hood from circuit eb19	\$1,298.00	1	89	\$1,298.00	1	\$6,818,888.00	406							1,298.00		
109-Provide Ceiling access doors for required maintenance access	\$1,179.00	1	90	\$1,179.00	1	\$6,820,067.00	407						1,179.00			
110-Relocate Junction Box from behind the kitchen 104 exhaust hood to an accessible location outside of the hood	\$2,500.00	2	91	\$2,500.00	2	\$6,822,567.00	409							2,500.00		
112-Paint exterior Metal Building Purlins, at Covered walkway and carport	\$6,569.00	2	92	\$6,569.00	2	\$6,829,136.00	411	6,569.00								
113-provide 70/2 breaker in panel DP	\$3,481.00	2	93	\$3,481.00	2	\$6,832,617.00	413							3,481.00		
115-provide stainless steel duct for Fume hood in Bag and tag	\$9,459.00	2	94	\$9,459.00	2	\$6,842,076.00	415								9,459.00	
116-revise booking 500 locker cabinet	\$733.00	1	95	\$733.00	1	\$6,842,809.00	416	733.00								
117-provide concrete pads for pt'ne gas meter and owner provided air compressor	\$2,174.00	2	96	\$2,174.00	2	\$6,844,983.00	418						2,174.00			
118-delete dual shades at Window types a & b in training room and fire conference room, replace with vertical blinds	-\$2,201.00		97	-\$2,201.00	0	\$6,842,782.00	418						(2,201.00)			
119-change out two completely installed kitchen sinks for owner supplied larger sinks.	\$819.00	1	98	\$819.00	1	\$6,843,601.00	419	819.00								
120-relocate air compressor from Sallyport roof to sallyport floor	\$358.00	1	99	\$358.00	1	\$6,843,959.00	420	358.00								
121-reroute and combine sallyport 600 roof drain piping to connect to the single storm drain connection	\$2,537.00		100	\$2,537.00	0	\$6,846,496.00	420						2,537.00			

Winters Police-Fire Change Order Log

Potential Change Orders		Change Orders			Contract		Owner Initiated					Design				
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
122-add stainless steel skirt around exposed ductwork above exhaust hood in kitchen	\$1,757.00		101	\$1,757.00		\$6,848,253.00	420								1,757.00	
125-make revisions to building signage including project plaque	\$3,457.00	1	102	\$3,457.00	1	\$6,851,710.00	421						3,457.00			
127-add cabinet and counter for fingerprint recorder in Booking 550	\$1,915.00	2	103	\$1,915.00	2	\$6,853,625.00	423	1,915.00								
60-replace slot diffuser grilles with sidewall registers in dayroom 800	\$349.00		104	\$349.00		\$6,853,974.00	423								349.00	
128-add additional access doors to provide utility access	\$829.00		105	\$829.00		\$6,854,803.00	423								829.00	
129-add t-bar ceiling in kitchen to provide access to mechanical unit above	\$586.00		106	\$586.00		\$6,855,389.00	423								586.00	
130-Relocate Air compressor from Rooftop of Sallyport to the northwest corner of the ground floor of the Sallyport	\$996.00		107	\$996.00		\$6,856,385.00	423		996.00							
132-add rubber base throughout out building at all frame walls	\$1,730.00		108	\$1,730.00		\$6,858,115.00	423						1,730.00			
133-Relocate roof mount condensing Unit CU13 due to room restrictions	\$2,230.00		109	\$2,230.00		\$6,860,345.00	423								2,230.00	
134-Add VCT flooring to stair landings	\$505.00		110	\$505.00		\$6,860,850.00	423						505.00			
136-Provide electric panic hardware for door 501a for conversion to card reader access controlled with remote release	\$2,126.00		111	\$2,126.00		\$6,862,976.00	423		2,126.00							

Winters Police-Fire Change Order Log

Potential Change Orders		Change Orders			Contract		Owner Initiated					Design				
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
149-Modify Electric Panic Devices to operate properly with access controll systems and provided electric power kit E2103K and provide electric power kit FM303f.	\$4,327.00		124	\$4,327.00		\$6,903,195.00	423							4,327.00		
152-add timers to overhead grilles in sallyport to facilitate closing of the grilles	\$1,319.00	1	125	\$1,319.00	1	\$6,904,514.00	424							1,319.00		
148:001-add wiring, conduit and accessories to complete control switches for the two apparatus room evaporative coolers	\$5,064.00		126	\$5,064.00		\$6,909,578.00	424							5,064.00		
148:002-add wiring, conduit and accessories to complete control switches for the four out building exhaust fans	\$1,586.00		127	\$1,586.00		\$6,911,164.00	424							1,586.00		
118r003-add wiring, conduit and accessories to complete contract switches for the fume hood exhaust fan	\$1,889.00		128	\$1,889.00		\$6,913,053.00	424							1,889.00		
148:004-add wiring, conduit and accessories to complete miscellaneous electrical work in the out building and apparatus room	\$1,965.00		129	\$1,965.00		\$6,915,018.00	424		1,965.00							
150:001-provide compensation for additional electrical calculations for pre-engineered metal buildings to reduce the revisions to the foundations	\$3,267.00		130	\$3,267.00		\$6,918,285.00	424							3,267.00		

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Potential Change Orders		Change Orders			Contract		Owner Initiated					Design				
PCO	Amount	Time	Change Order	Amount	Time	Amount	Time	Construction	Electrical	Mechanical	Plumbing	Tower	Construction	Electrical	Mechanical	Plumbing
153-replace two mechanical registers in vestibule from surface mount type to suspended ceiling type	\$484.00		131	\$484.00			424								484.00	
155-Relocated thermostat in Fire Office 3089 to avoid conflict with City's furniture	\$732.00		132	\$732.00	0		424								732.00	
157-Provide labor to install revised electronic Panic Trim	\$2,195.00		134	\$2,195.00			424	2,195.00								
156-Provide Additional labor required to install exterior signage letters over metal siding	\$4,377.00		133	\$4,377.00	0		424						4,377.00			
	\$569,662.00	171		\$560,073.00	164	\$6,926,073.00	424	\$116,560.00	\$41,703.00	\$12,636.00	\$3,407.00	\$41,130.00	\$205,994.00	\$87,742.00	\$41,980.00	\$8,921.00
								Total Owner Initiated					Total Design Initiated			
								\$215,436.00					\$344,637.00			

\$560,073.00
\$560,073.00