
FORT ORD HCP

COST ALLOCATION CONSIDERATIONS

COST ALLOCATION ALTERNATIVES

PRESENTATION PURPOSE

- Information intended to provide context and alternatives for future JPA consideration.
- Potential cost allocation approaches:
 - CFD replacement revenues
 - Developable Acreage
 - Short Term
 - Long Term
 - Water Allocation
 - Potable Water Allocation
 - Total Water Allocation

** Supporting data may continue to require refinements.*
- Facilitate discussion among Administrative Committee regarding other potential approaches for future JPA Board/Cooperative consideration.

POTENTIAL COST ALLOCATION ALTERNATIVES

1. CFD Replacement Revenues

Reflects continuation of current HCP financing paradigm.

Costs allocated based on current FORA CIP development projections and CFD rates.

2. Remaining Developable Acres

a. Short Term Planning Pipeline *(CIP Forecasts)*

Costs allocated based on developable acres derived from FORA CIP forecasts.

Excludes already constructed and development entitled with an independent permit.

Uses development projections and average land use density assumptions.

b. Long Term Development Pipeline *(Total Parcel Acreage)*

Includes full parcel acreage for property that may develop under HCP permit term (50 years).

Excludes those properties that are not anticipated to develop (e.g., Parker Flats, Monterey County outside East Garrison) within the permit term.

3. Water Allocation

a. Potable Water Allocation

Uses current potable water allocation as proxy for development capacity.

b. Total Water Allocation

Includes current potable and recycled water allocation as proxy for development capacity.

4. Other?

To be determined by JPA Board/Cooperative.

COST ALLOCATION ALTERNATIVES

CFD REPLACEMENT REVENUES

Jurisdiction	Alternative 1: Replacement CFD Revenue	
	CFD Replacement Revenue %	Share of Endowment Funding
Del Rey Oaks	10.6%	\$4,200,000
Marina	46.6%	\$18,700,000
City of Monterey	0.1%	\$100,000
Monterey County	11.4%	\$4,500,000
Seaside	25.4%	\$10,100,000
UC	5.9%	\$2,400,000
Total (Rounded)	100.0%	\$40,000,000

For example purposes only. All figures subject to refinement and JPA Board member approval.

COST ALLOCATION ALTERNATIVES

DEVELOPABLE ACREAGE

Alternative 2: Future Developable Acreage

Jurisdiction	2A: Short-Term Planning Pipeline		2B: Permit-Term Total Parcel Area	
	Projected	Share of	Projected	Share of
	Developable Acres %	Endowment Funding	Developable Acres %	Endowment Funding*
Del Rey Oaks	14.8%	\$5,900,000	14.0%	\$5,600,000
Marina	32.8%	\$13,100,000	25.3%	\$10,100,000
City of Monterey	5.9%	\$2,400,000	4.7%	\$1,900,000
Monterey County	10.7%	\$4,300,000	4.6%	\$1,800,000
Seaside	24.0%	\$9,600,000	30.6%	\$12,200,000
UC	11.8%	\$4,700,000	20.8%	\$8,300,000
Total (Rounded)	100.0%	\$40,000,000	100.0%	\$40,000,000

* Numbers do not add precisely due to rounding.

For example purposes only. All acreages subject to refinement and JPA member approval.

COST ALLOCATION ALTERNATIVES

WATER ALLOCATION

Alternative 3: Water Allocation

Jurisdiction	3A: Potable Water Allocation		3B: Total Water Allocation	
	Potable	Share of	Total	Share of
	Water AFY %	Endowment Funding*	Water AFY %	Endowment Funding*
Del Rey Oaks	6.7%	\$2,700,000	10.7%	\$4,300,000
Marina	37.1%	\$14,800,000	34.5%	\$13,800,000
City of Monterey	1.8%	\$700,000	1.3%	\$500,000
Monterey County	19.9%	\$8,000,000	17.5%	\$7,000,000
Seaside	28.0%	\$11,200,000	30.0%	\$12,000,000
UC	6.4%	\$2,500,000	5.9%	\$2,400,000
Total (Rounded)	100.0%	\$40,000,000	100.0%	\$40,000,000

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COST ALLOCATION ALTERNATIVES

COMPARISON

Jurisdiction	PERCENTAGE SHARE HCP ENDOWMENT CAPITALIZATION				
	Alternative 1: CFD Replacement Revenues	Alternative 2: Developable Acres		Alternative 3: Water Allocation	
		2A: Short Term Planning Pipeline	2B: HCP Permit Term	3A: Potable Water Allocation	3B: Total Water Allocation
Del Rey Oaks	10.6%	14.8%	14.0%	6.7%	10.7%
Marina	46.6%	32.8%	25.3%	37.1%	34.5%
City of Monterey	0.1%	5.9%	4.7%	1.8%	1.3%
Monterey County	11.4%	10.7%	4.6%	19.9%	17.5%
Seaside	25.4%	24.0%	30.6%	28.0%	30.0%
UC	5.9%	11.8%	20.8%	6.4%	5.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

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DISCUSSION
