

Meeting Date: 5/31/2016

Report Type: Consent

Report ID: 2016-00235

Title: Fiscal Year (FY) 2016/17 Finance Districts under City Code 3.124 Annual Report

Location: Districts 2, 4, 7, and 8

Recommendation: Pass 1) a Resolution approving the Willowcreek Maintenance Assessment District Engineer's Annual Report and levying assessment for Fiscal Year (FY) 2016/17; 2) a Resolution approving the Northside Subdivision Maintenance District Engineer's Annual Report and levying assessment for FY2016/17; 3) a Resolution approving the Laguna Creek Maintenance District Engineer's Annual Report and levying assessment for FY2016/17; and 4) a Resolution approving the Water Quality Maintenance District Engineer's Annual Report and levying assessment for FY2016/17.

Contact: Sheri Smith, Program Specialist, (916) 808-7204; Mark Griffin, Special Districts Manager, (916) 808-8788, Department of Finance

Presenter: None

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

1-Description/Analysis

2-Background

3-Willowcreek Resolution

4-Northside Resolution

5-Laguna Creek Resolution

6-NWQD Resolution

City Attorney Review

Approved as to Form

Michael W. Voss

5/20/2016 12:02:06 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 5/16/2016 10:07:36 AM

Description/Analysis

Issue: Sacramento City Code Section 3.124.190 requires that the following maintenance districts (Districts) present an annual budget to City Council:

- Willowcreek Maintenance Assessment District (Willowcreek)
- Northside Maintenance Assessment District (Northside)
- Laguna Creek Maintenance District (Laguna Creek)
- Neighborhood Water Quality District (Neighborhood Water Quality)

The Districts were formed to provide various maintenance and operations services such as street landscape, park, open space, drainage basin, and wetlands maintenance as well as water quality programs. More detailed descriptions of the services provided in each district are listed in the Background section of this report.

Approval of the Districts' annual budgets will authorize the City to collect assessments in the amount sufficient to provide funding for maintenance, operations, and water quality services required in each district for FY2016/17.

Policy Considerations:

- **Willowcreek:** The recommended action supports Best Management Practices (BMPs) to reduce storm water pollution as required by the Federal Clean Water Act and the City's National Pollutant Discharge Elimination System (NPDES) Permit within the district's boundaries.
- **Northside:** This action, consistent with Sacramento City Code requirements, supports BMPs to provide maintenance activities associated with the Northside Subdivision Wetlands Mitigation Program as required by the U.S. Army Corps of Engineers Permit, issued June 12, 1990, for the Northside Subdivision. The District also funds maintenance activities for the landscaped area adjacent to Marysville Boulevard.
- **Laguna Creek:** This action supports BMPs to provide funding for environmental monitoring and maintenance activities associated with the Laguna Creek Wetlands Mitigation Program as required by the U.S. Army Corps of Engineer's Permit.
- **Neighborhood Water Quality:** This action supports BMPs to provide funding for maintenance of wetland areas identified in the U.S. Army Corps of Engineers' Nationwide Permits, Water Quality Swales and Detention areas, and landscaping improvements located in and/or adjacent to residential subdivisions in this district.

Environmental Considerations: Under California Environmental Quality Act Guidelines, annual proceedings of special districts do not constitute a project, and are therefore exempt from review.

Rationale for Recommendation: The annual proceedings for these existing Districts are being administered as set forth in Section 3.124.190 of the Sacramento City Code, which

requires the filing of an annual engineer's report describing the required maintenance work and associated costs as requisite to levying annual assessments.

Financial Considerations: All of the Districts are self-supporting and have no impact on the General Fund. The cost of maintenance, operation, and program services required by each district will be funded through the assessment levies. A summary of each district budget and proposed assessment is listed below. Detailed expense budgets are included in the attached resolutions as well as the Engineer's Reports on file with the Public Improvement Finance Division of the Department of Finance, designated by the City Clerk's Office to be the repository of documents associated with special districts.

- **Willowcreek:** The total assessment for FY2016/17 is projected at \$36,520, with an expense budget of \$39,032. Such deficit spending is intentional in order to reduce fund balance. The proposed assessment of \$40.00 is a 14.3% increase over last year's assessment of \$35.00, which equates to an increase of \$5.00 per single family home. The assessment will continue to increase in future years to fully fund expenses as the excess fund balance is depleted.
- **Northside:** The total assessment for FY2016/17 is projected at \$5,600, with an expense budget of \$16,692. Such deficit spending in FY2016/17 is intentional in order to reduce fund balance. The proposed assessment of \$50.00 is an 11.1% increase over last year's assessment of \$45.00, which equates to an increase of \$5.00 per single family home. The assessment will continue to increase in future years to fully fund expenses as the excess fund balance is depleted.
- **Laguna Creek:** The total assessment for FY2016/17 is projected at \$178,217, with an expense budget of \$186,486. Such deficit spending is intentional in order to reduce fund balance. The proposed total assessment in FY2016/17 represents a 2.6% increase over last year's assessment, which equates to an increase of \$1.49 per single family home. A more detailed breakdown of the assessment, by land use type, is in the Laguna Creek Resolution. The assessment will continue to increase in future years to fully fund expenses as the remaining excess fund balance is depleted.
- **Neighborhood Water Quality:** The total assessment amount for the five subdivisions for FY2016/17 is estimated to be \$57,047 with an expense budget of \$61,583. Such deficit spending is intentional in order to reduce fund balance and ensure there are adequate funds available for maintenance and repairs specific to each subdivision. The proposed total assessment in FY2016/17 represents a 3.4% increase over last year's assessment. The increase for parcels in each subdivision ranges between \$1.16 and \$7.60 per single family home and \$52.71 and \$92.51 per commercial parcel. The cost for each subdivision, as well as a breakdown of the assessment by land use type, is provided in Exhibit B of the Neighborhood Water Quality Resolution.

Local Business Enterprise (LBE): Not Applicable

Background

Willowcreek: On August 18, 1998, Council approved formation of the Willowcreek Maintenance Assessment District. The district was established in Willowcreek as one of several BMPs to reduce storm water pollution at the maximum extent possible as required by the Federal Clean Water Act and the City's NPDES Permit. The district provides additional street sweeping during the winter months, cleaning of manholes, pipes and pump stations, and monitoring of storm water discharge and sediments. Currently, there are 12 subdivisions within the existing boundaries. As other subdivisions within the Willowcreek area are approved by Council and recorded, they will be required to annex to the district.

Northside: Council approved formation of the Northside Subdivision Maintenance District on June 7, 1992. The district was established to provide maintenance activities associated with the Northside Subdivision Wetlands Mitigation Program as required by the U.S. Army Corps of Engineers Permit for the Northside subdivision. District activities include removal of trash and debris, inspection and repair of wetland inlet/outlet structures, cleaning of sand and grease trap separator for the storm drain system, disposal of waste, bank stabilization of stream banks and berms for the Magpie Creek Channel and adjacent wetlands within the District boundaries. The district also funds maintenance activities for the landscaped area adjacent to Marysville Boulevard.

Laguna Creek: The Laguna Creek wetlands area was constructed in 1988. On April 16, 1991, Council approved formation of the Laguna Creek Maintenance District. The district provides funding for environmental monitoring and maintenance activities associated with the Laguna Creek Wetlands Mitigation Program. The monitoring and maintenance work is required to comply with a Section 404 Permit (No. 9570) issued by the U.S. Army Corps of Engineers to the City of Sacramento. The adopted monitoring program identified a five-to-eight year monitoring period, which has been completed along with the required remediation work. The ongoing purpose of the district is to provide continued maintenance and monitoring to ensure compliance with the 404 permit, which includes a public education element as described below.

Monitoring and Maintenance Program

The Laguna Creek wetlands maintenance area includes the primary creek channel and adjacent wetlands, wetlands preserved to the south of the floodway, and adjacent turf areas. The maintenance area also includes channel improvements and wetlands located west of Franklin Boulevard, which were constructed as part of the Laguna Creek Floodway project. The work that is intended to be funded by the annual maintenance district includes:

- Maintenance and repair of irrigation systems
- Maintenance and operation of planting basins, including fertilization, pruning, staking, turf and grassland mowing, disking fire breaks, litter control, and patrolling

- Maintenance of bikeways and landscaping adjacent to the wetlands area
- Unscheduled maintenance such as repair of damage due to vandalism, flood or fire, and temporary irrigation of vernal pools not wetted by natural events
- Public outreach, including design and development of interpretive signage, education workshops, nature walks, information for the kiosk (i.e. community information center), and for wetlands articles in the North Laguna Creek Neighborhood Association newspaper

Neighborhood Water Quality: On July 23, 1991, Council approved formation of the Neighborhood Water Quality District, formerly known as the Meadowview Estates Maintenance District. This district provides funding for maintenance of water quality areas and landscaping improvements that are located in and/or adjacent to residential subdivisions. The specific activities approved for the district include:

For landscaped areas:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain and service the landscaping, irrigation systems, drainage structures, and water quality features. Maintenance work may include but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of all plant material, and the repair, maintenance, and replacement of irrigation systems, drainage structures, water quality features, planted materials, and amenities.

For water quality areas:

The work to be performed consists of the maintenance and repair of the wetland areas identified in the U.S. Army Corps of Engineers' Nationwide Permits, Water Quality Swales and Detention areas. Specifically, the work may include but is not limited to maintenance of seasonal wetlands, mowing fire breaks, litter control and patrolling, repair and/or replacement of post and cable, keeping of contractor's records, and any related work necessary to comply with the conditions of the Corps Permit. The work will also include landscape (i.e. trees & native grasses) maintenance of the water quality detention basin. Pumping, hauling, and disposal of collected wastes shall be in accordance with all appropriate state, federal, and local regulations.

At the time of formation, the initial district included the Meadowview Estates. Since that time, Council has annexed four additional subdivisions to the district.

RESOLUTION NO.

Adopted by the Sacramento City Council
**ADOPTING THE WILLOWCREEK MAINTENANCE ASSESSMENT
DISTRICT ANNUAL BUDGET AND LEVYING ASSESSMENT FOR
FISCAL YEAR 2016/17**

BACKGROUND:

- A. The Willowcreek Maintenance Assessment District No 98-03 (District), as depicted in Exhibit A, was established by the City Council and approved by the property owners on August 18, 1998.
- B. The City Council established the District under Chapter 3.124 of the Sacramento City Code (Chapter 3.124), and has previously levied assessments on property in the District to pay for maintenance related to the water quality mitigation program and related services to be provided within the District, all in accordance with Chapter 3.124.
- C. The total assessment for Fiscal Year (FY) 2016/17 is projected at \$36,520, with an expense budget of \$39,032 as shown on Exhibit B to the resolution and detailed in the Engineer's Report on file with the Public Improvement Finance Division, designated by the City Clerk's Office to be the repository of documents associated with special districts. The assessment in FY2016/17 is less than projected expenses due to the utilization of excess fund balance.
- D. This assessment of \$40.00 in FY2016/17 is a 14.3% increase over last year's assessment of \$35.00. An assessment of \$42.75 would be required to fully fund budgeted expenses.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1 The City Council finds and determines that the background statements, A through D, are true and correct.
- Section 2 The Supervising Engineer of the Department of Public Works, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file an annual report in accordance with the provisions of Section 3.124.190 of the Sacramento City Code.

Section 3 The City Council:

(a) Adopts the annual budget set forth in the FY2016/17 Engineer's Annual Report.

(b) Levies the assessment set forth in the FY2016/17 Engineer's Annual Report.

Section 4 The City Manager is authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY2016/17.

Section 5 Exhibits A and B are part of this resolution.

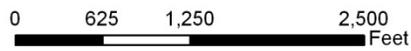
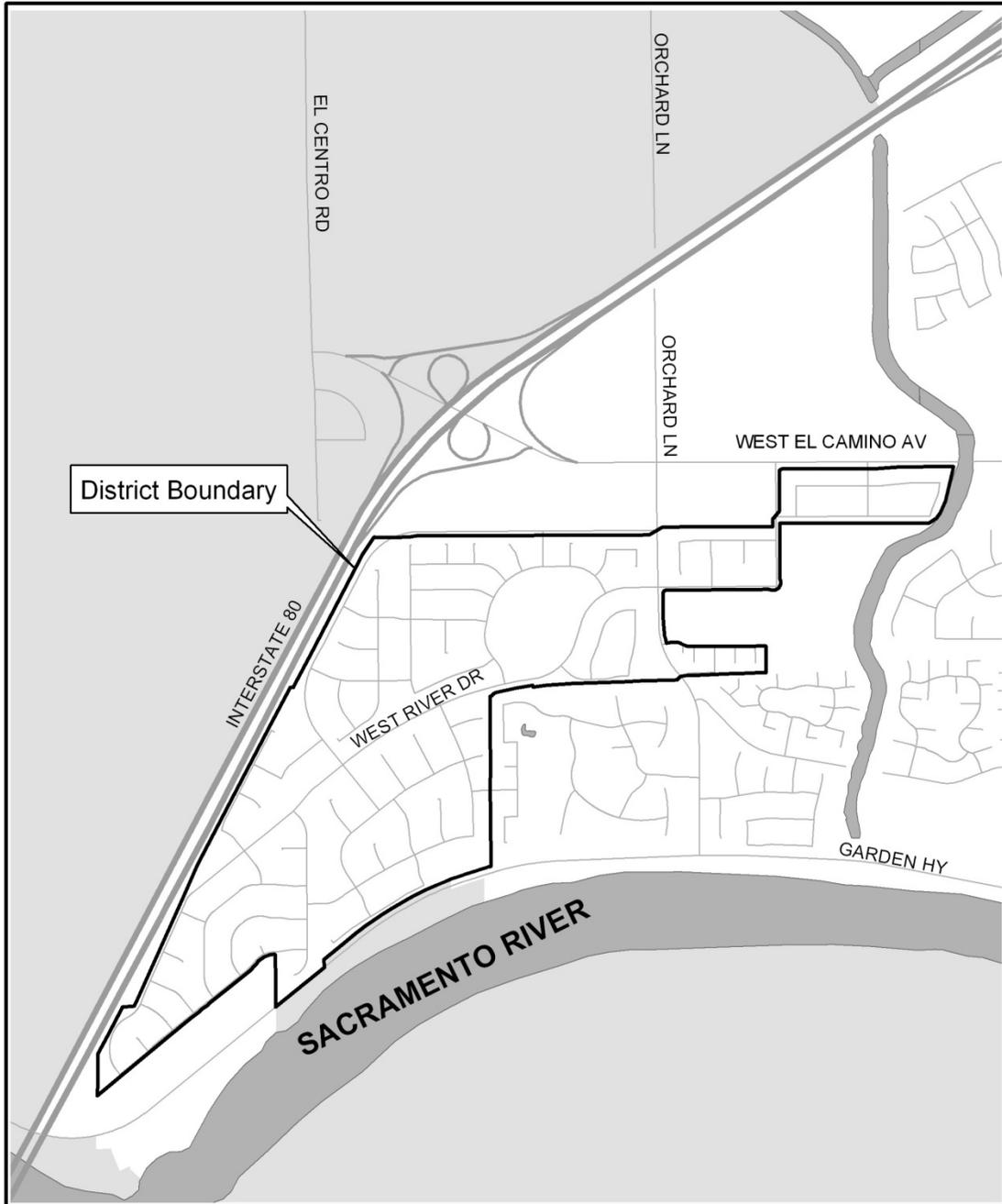
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Exhibit A: District Map

Exhibit B: FY2016/17 District Budget & Parcel Assessment

EXHIBIT A

Willowcreek Maintenance Assessment District No. 98-03
Area of Work



**EXHIBIT B
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT
FY2016/17
(FUND 2228)**

DISTRICT BUDGET

Estimated Beginning Fund Balance	34,367
Total Assessed to Property Owners	36,520
Total Resources	<u>\$70,887</u>
Maintenance Tasks	
Street Sweeping	11,600
Inspections & corrective Action	20,000
Administrative Costs	
Public Improvement Financing	
Administration	6,081
Accounting	
Administration	987
County Billing	364
Total Expenditures	<u>\$39,032</u>
Estimated Ending Fund Balance	<u>31,855</u>
Year-Over-Year Change in Fund Balance	<u>(2,512)</u>

PARCEL ASSESSMENT

District Name	FY2016/17 Maximum Assessment	FY2015/16 Assessment per Residential Parcel	FY2016/17 Assessment per Residential Parcel
Willowcreek Maintenance Assessment District 98-03	\$135.23	\$35.00	\$40.00

The maximum authorized assessment may be increased annually; using the prior-year annual average of the Consumer Price Index for the San Francisco-Oakland-San Jose area (All Urban Consumers), or a substitute index of a similar nature should that index be discontinued, with a cap of four percent.

RESOLUTION NO.
Adopted by the Sacramento City Council

**ADOPTING THE NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT
ANNUAL BUDGET AND LEVYING ASSESSMENT FOR
FISCAL YEAR 2016/17**

BACKGROUND

- A. The Northside Subdivision Maintenance District (District), as depicted in Exhibit A, was established by the City Council and approved by the property owners on June 7, 1992.
- B. The City Council established the District under Chapter 3.124 of the Sacramento City Code (Chapter 3.124), and has previously levied assessments on property in the District to provide funding for maintenance activities associated with the Northside Subdivision Wetlands Mitigation Program as required by the U.S. Army Corps of Engineers Permit for the Northside Subdivision. District activities include removal of trash and debris, inspection and repair of wetland inlet/outlet structures, cleaning of sand and grease trap separator for the storm drain system, disposal of waste, bank stabilization of stream banks and berms for the Magpie Creek Channel and adjacent wetlands as well as landscape maintenance along Marysville Boulevard, all in accordance with Chapter 3.124.
- C. The total assessment for Fiscal Year (FY) 2016/17 is projected at \$5,600, with an expense budget of \$16,692 as shown on Exhibit B to the resolution and detailed in the Engineer's Report on file with the Public Improvement Finance Division, designated by the City Clerk's Office to be the repository of documents associated with special districts. The assessment in FY2016/17 is less than projected expenses due to the utilization of excess fund balance.
- D. The assessment of \$50.00 in FY2016/17 is an 11.1% increase over last year's assessment of \$45.00. An assessment of \$149.04 per single family home would be required to fully fund budgeted expenses.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1 The City Council finds and determines that the background statements A through D are true and correct.
- Section 2 The Supervising Engineer of the Department of Public Works, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file an annual report in accordance with the provisions of Section 3.124.190 of the Sacramento City Code.

Section 3 The City Council:

- (a) Adopts the annual budget set forth in the FY2016/17 Engineer's Annual Report.
- (b) Levies the assessment set forth in the FY2016/17 Engineer's Annual Report.

Section 4 The City Manager is authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY2016/17.

Section 5 Exhibits A and B are part of this resolution.

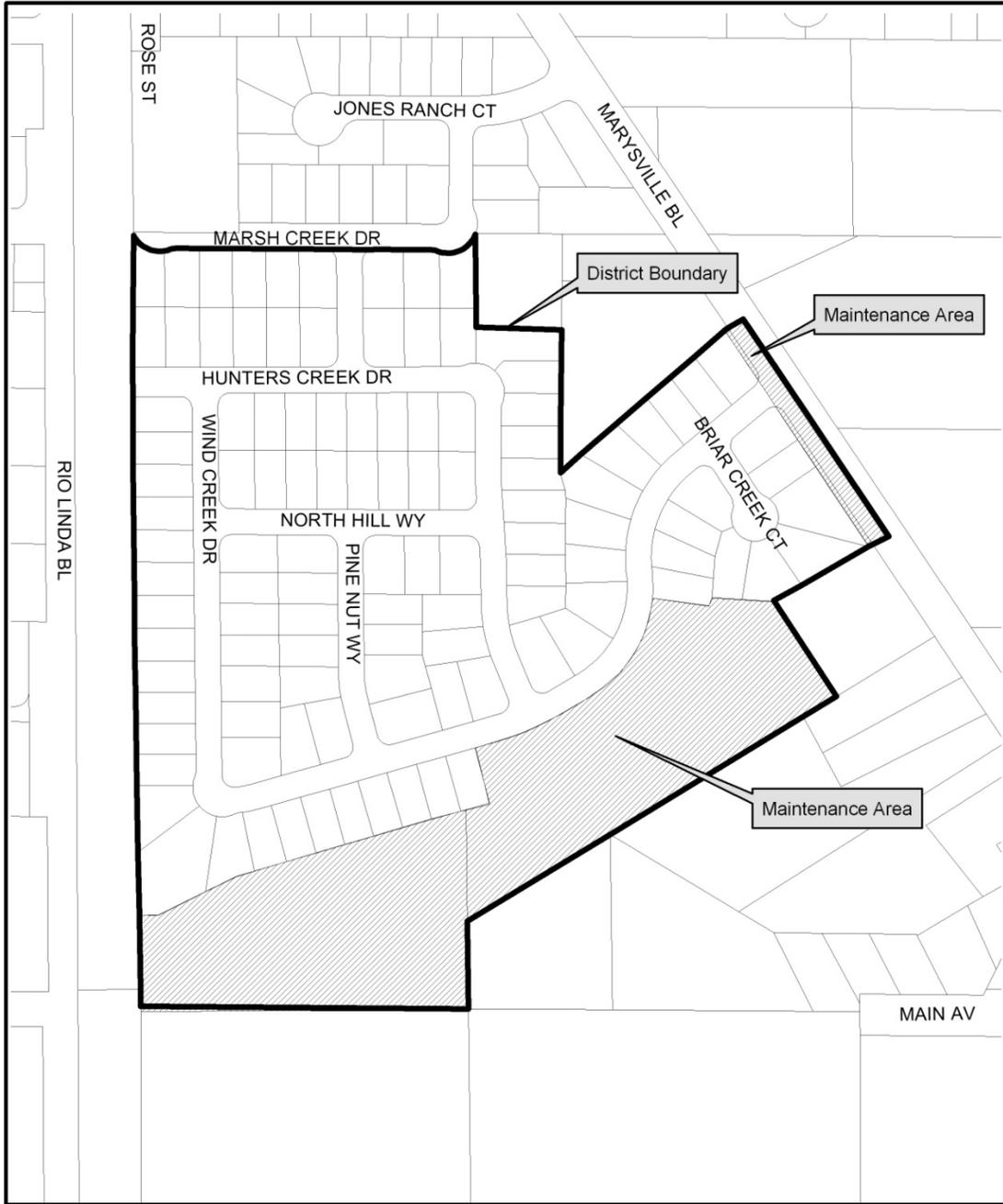
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Exhibit A: District Map

Exhibit B: FY2016/17 District Budget & Parcel Assessment

Exhibit A

Northside Subdivision Maintenance District



B Mueller 04/11/07

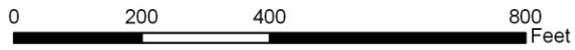


Exhibit B

NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT FY2016/17 DISTRICT BUDGET AND PARCEL ASSESSMENT (FUND 2204)

Estimated Beginning Fund Balance	34,706
Total Assessed to Property Owners	5,600
Total Resources	\$40,306
Maintenance Tasks	
Wetlands Maintenance (Utilities)	8,000
Landscape Maintenance (Streets)	4,075
Administrative Costs	
Public Improvement Financing	
Administration	3,531
Accounting	
Administration	987
County Billing	99
Total Expenditures	\$16,692
Estimated Ending Fund Balance	23,614
Year-Over-Year Change in Fund Balance	(11,092)
Assessment Per Parcel	50.00

PARCEL ASSESSMENT

District Name	FY2016/17 Maximum Assessment	FY2015/16 Assessment per Residential Parcel	FY2016/17 Assessment per Residential Parcel
Northside Subdivision Maintenance District	\$191.25	\$45.00	\$50.00

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING THE LAGUNA CREEK MAINTENANCE DISTRICT ANNUAL BUDGET AND LEVYING AN ASSESSMENT FOR FISCAL YEAR 2016/17

BACKGROUND:

- A. The Laguna Creek Maintenance District (District), as depicted in Exhibit A, was established by the City Council and approved by the property owners on April 16, 1991.
- B. The City Council established the District under Chapter 3.124 of the Sacramento City Code (Chapter 3.124), and has previously levied assessments on property in the District to pay for landscaping maintenance services and related services to be provided within the District, all in accordance with Chapter 3.124.
- C. The total assessment for Fiscal Year (FY) 2016/17 is projected at \$178,217, with an expense budget of \$186,486 as shown on Exhibit B to the resolution and detailed in the Engineer's Report on file with the Public Improvement Finance Division, designated by the City Clerk's Office to be the repository of documents associated with special districts. The assessment in FY2016/17 is less than projected expenses due to the utilization of excess fund balance.
- D. The proposed total assessment of \$178,217 in FY2016/17 represents a 2.6% increase over last year's assessment, which equates to an increase of \$1.49 per single family home. A more detailed breakdown of the assessment, by land use type, is in Exhibit B. The assessment will need to increase in upcoming years to fully fund the expense budget as the remaining excess fund balance is depleted.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the background statements A through D are true and correct.
- Section 2 The Supervising Engineer of the Department of Public Works, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file the Engineer's Annual Report in accordance with the provisions of Section 3.124.190 of the Sacramento City Code.

- Section 3 The City Council:
- (a) Adopts the annual budget set forth in the FY2016/17 Engineer's Annual Report and as shown on Exhibit B.
 - (b) Levies the assessment set forth in the FY2016/17 Engineer's Annual Report and as shown on Exhibit B.
- Section 4 The City Manager is authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY2016/17.
- Section 5 Exhibits A and B are part of this resolution.

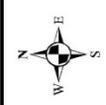
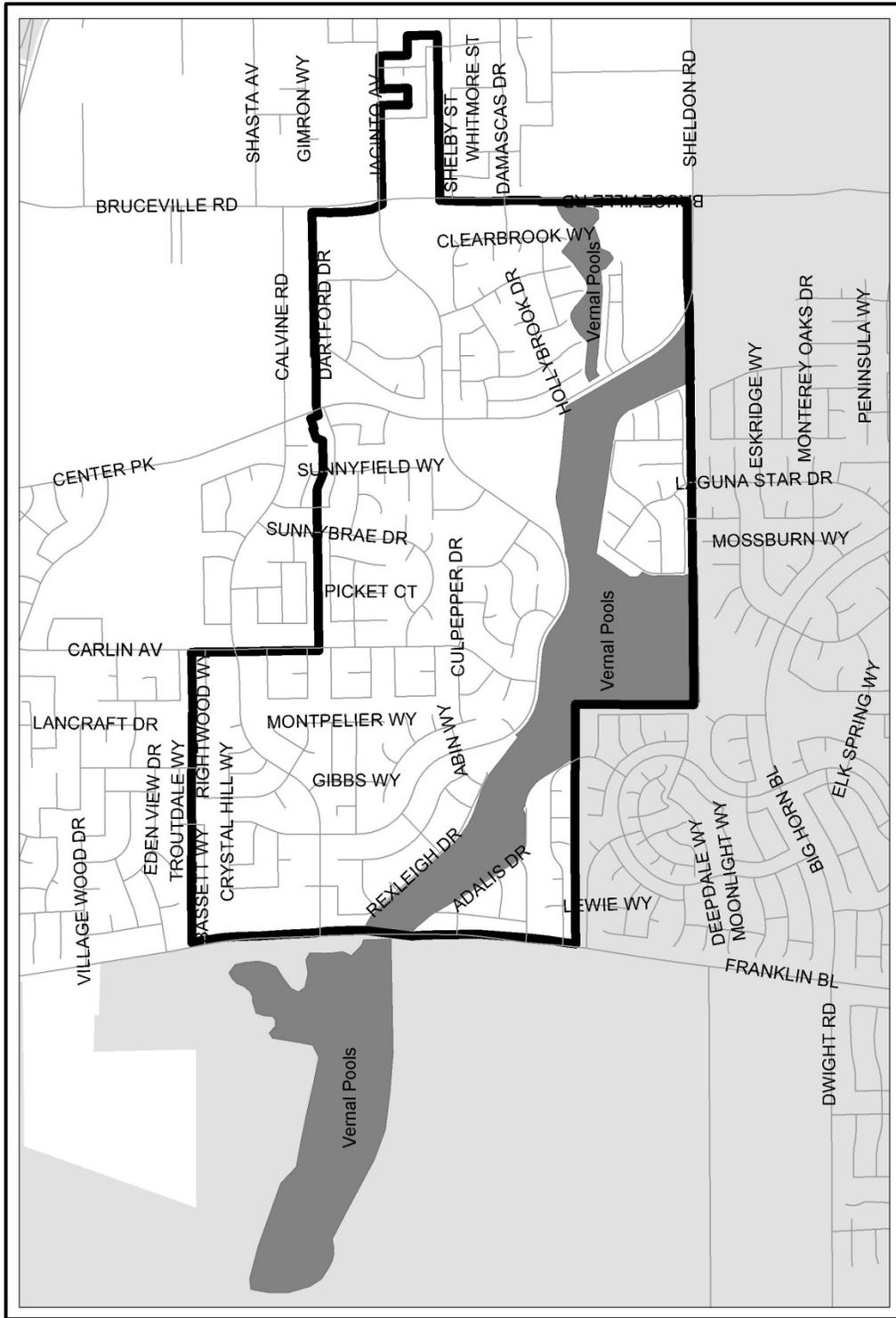
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Exhibit A: District Map

Exhibit B: FY2016/17 District Budget and Parcel Assessment

EXHIBIT A

Laguna Creek Maintenance District



**EXHIBIT B
LAGUNA CREEK MAINTENANCE DISTRICT
BUDGET AND PARCEL ASSESSMENT
FY 2016/17
(FUND 2206)**

Estimated Beginning Fund Balance	67,754
Total Assessed to Property Owners	178,217
Total Resources	\$245,972
Parks	
Park Maintenance	100,000
Community Outreach	33,376
Department of Public Works (Streets)	
Maintenance Services	43,200
Administrative Costs	
Public Improvement Financing	
Administration	7,987
Accounting	
Administration	987
County Billing	936
Total Expenditures	\$186,486
Estimated Ending Fund Balance	59,486
Year-Over-Year Change in Fund Balance	(8,269)

PARCEL ASSESSMENT

	Maximum Authorized	FY2015/16	FY2016/17
Residential			
Single Family Residential (per unit)	\$81.73	\$57.84	\$59.33
Developed Multi-Family/Condo (per unit)	\$58.78	\$40.94	\$41.95
Undeveloped Multi-Family (per acre)	\$741.72	\$543.55	\$558.71
Non-Residential (Land Area)			
0-25,000 Square Feet (per parcel)	\$113.04	\$80.89	\$83.03
25,000-100,000 Square Feet (per parcel)	\$525.45	\$384.49	\$395.17
Over 100,000 Square Feet (per parcel)	\$1,082.23	\$794.37	\$816.59
Churches (per parcel)	\$39.52	\$26.76	\$27.37

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING THE NEIGHBORHOOD WATER QUALITY DISTRICT ANNUAL BUDGET AND LEVYING ASSESSMENT FOR FISCAL YEAR 2016/17

BACKGROUND:

- A. The Neighborhood Water Quality District (“District”) formerly known as the Meadowview Estates Maintenance District, as depicted in Exhibit A, was established by the City Council and approved by the property owners on July 23, 1991.
- B. The City Council established the District under Chapter 3.124 of the Sacramento City Code (Chapter 3.124), and has previously levied assessments on property in the District to pay for maintenance related to the water quality mitigation program and related services to be provided within the District, all in accordance with Chapter 3.124.
- C. The total assessment for Fiscal Year (FY) 2016/17 is projected at \$57,047, with an expense budget of \$61,583 as shown on Exhibit B to the resolution and detailed in the Engineer’s Report on file with the Public Improvement Finance Division, designated by the City Clerk’s Office to be the repository of documents associated with special districts. The assessment in FY2016/17 is less than projected expenses due to the utilization of excess fund balance.
- D. Assessments for all subdivisions within the District are below the highest authorized amount for this district as shown on Exhibit B.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the background statements A through D are true and correct.
- Section 2 The Supervising Engineer of the Department of Public Works, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file an annual report in accordance with the provisions of Section 3.124.190 of the Sacramento City Code.
- Section 3 The City Council:
 - (a) Adopts the annual budget set forth in the FY2016/17 Engineer’s Annual Report.

(b) Levies the assessment set forth in the FY2016/17 Engineer's Annual Report.

Section 4 The City Manager is authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY2016/17.

Section 5 Exhibits A and B are part of this resolution.

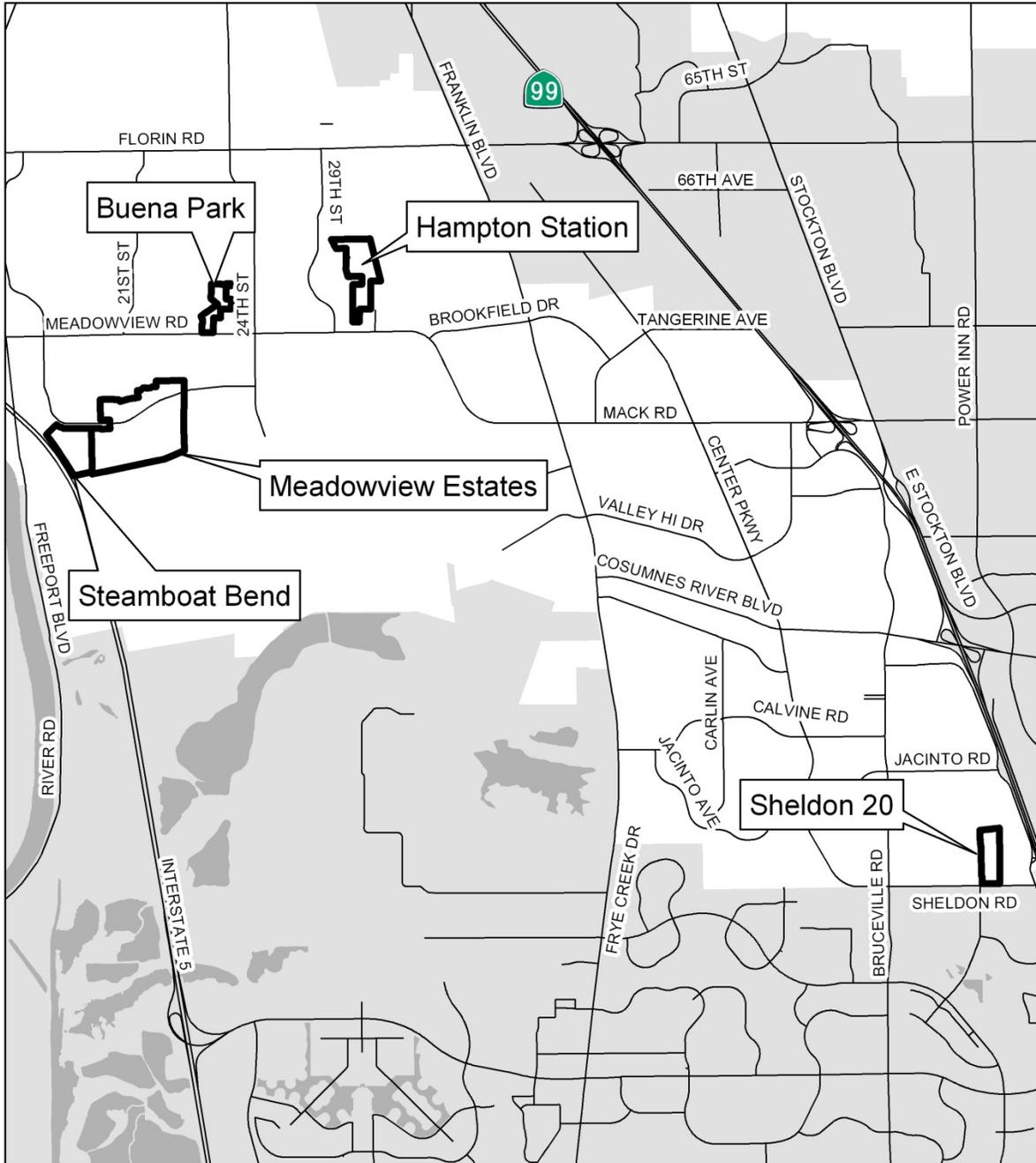
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Exhibit A: District Map

Exhibit B: FY2016/17 District & Parcel Assessment

EXHIBIT A

Neighborhood Water Quality District 2003-03



**EXHIBIT B
NEIGHBORHOOD WATER QUALITY DISTRICT
DISTRICT BUDGET AND PARCEL ASSESSMENT
FY2016/17
(FUND 2226)**

Estimated Beginning Fund Balance	283,439
Total Assessed to Property Owners	57,047
Total Resources	\$340,486
Department of Public Works (Streets)	24,995
Parks	24,000
Department of Utilities	3,000
Administrative Costs	
Public Improvement Financing	
Administration	8,052
Accounting	
Administration	987
County Billing	549
Total Expenditures	\$61,583
Estimated Ending Fund Balance	278,903
Year-Over-Year Change in Fund Balance	(4,536)

SUBDIVISION BREAKDOWN

Neighborhood	Beginning Fund Balance	FY 2015/16 Assessment	Total Resources	Total Expenses	Ending Fund Balance
Buena Park	17,981	5,448	23,429	7,693	15,736
Meadowview Estates	145,141	5,145	150,286	11,105	139,181
Steamboat Bend	50,022	5,748	55,770	6,089	49,681
Sheldon 20	16,620	9,131	25,751	9,327	16,424
Hampton Station	53,674	31,575	85,249	27,369	57,880
Total	\$283,439	\$57,047	\$340,486	\$61,583	\$278,903

PARCEL ASSESSMENT

Neighborhood	# of Lots	Maximum Authorized	FY2015/16	FY2016/17
Buena Park	59	\$441.19	\$90.00	\$92.34
Meadowview Estates	450	\$329.57	\$10.27	\$11.43
Steamboat Bend	146	\$197.75	\$40.77	\$39.37
Sheldon 20	89	\$275.26	\$95.00	\$102.60

Hampton Station Subdivision	Maximum Authorized	FY2015/16	FY2016/17
Residential	\$135.27	\$131.36	\$134.74
Non-Residential Lot 93	\$3,551.22	\$3,434.10	\$3,526.61
Non-Residential Lot 94	\$2,202.15	\$2,129.76	\$2,187.07
Non-Residential Lot 98	\$2,026.20	\$1,959.63	\$2,012.34

The maximum authorized assessment may be increased annually; using the prior-year annual average of the Consumer Price Index for the San Francisco-Oakland-San Jose area (All Urban Consumers), or a substitute index of a similar nature should that index be discontinued, with a cap of 4%.