

**CITY OF HAYWARD
FISCAL IMPACT ANALYSIS
MT. EDEN PHASE II
REORGANIZATION PROJECT**

Prepared for:
CITY OF HAYWARD

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I. INTRODUCTION

This study presents a fiscal impact analysis of the rezoning and development potential assessment for the Mt. Eden Phase II reorganization project, including the Mohr-Depot Island and the West-Mohr Island.

The fiscal impact analysis estimates the public service costs associated with the project in five-year increments over a 20-year period from FY 2009-10 through FY 2028-29 and compares these costs to the expected General Fund revenues that would be generated by existing and potential development on the project site. City costs that are anticipated to be incurred include police and fire, street maintenance, general government, library, and community and economic development.

City general fund revenues generated by development include property tax, property transfer tax, sales tax, business tax, franchise fees, fines, vehicle license fees, gas tax and emergency facility tax.¹ The utility users tax that voters approved and will go into effect October 2009 is also included. The net fiscal impact was determined in 5-year increments as well as for the entire 20-year period for project build out.

The main body of this report provides the summary information of the analysis, description of methodology and assumptions. The detailed data tables, including annual projections, are contained in the Appendices.

¹ Gas tax revenues represent transfers into the General Fund.

II. FISCAL IMPACT FINDINGS

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The results of the fiscal impact analysis for the development potential assessment are summarized in Table II-1. The project is expected to result in an annual deficit to the City's General Fund ranging from \$56,146 in 2010 to \$101,530 in 2029. Over the 20-year period, it is projected that there would be a cumulative net fiscal deficit to the City of Hayward in the amount of \$1.5 million (in nominal/current dollars). An estimated \$2.5 million in general fund revenues would be generated, while an estimated \$4.0 million in general fund costs is projected. Property tax revenues are frozen at the base assessed value at the time of formation of the redevelopment area (1999), resulting in low projected property tax revenues to the City's general fund. It is assumed that the County redevelopment agency will retain all tax increment revenue.

TABLE II-1
FISCAL IMPACT SUMMARY IN 5 YEAR INCREMENTS (NOMINAL/CURRENT DOLLARS)

	2010-2014	2015-2019	2020-2024	2025-2029	Total
5-Year Revenue	\$337,483	\$498,923	\$705,044	\$953,236	\$2,494,686
5-Year Cost	<u>\$602,991</u>	<u>\$836,284</u>	<u>\$1,102,285</u>	<u>\$1,429,990</u>	<u>\$3,971,550</u>
Net Fiscal Impact	(\$265,508)	(\$337,361)	(\$397,241)	(\$476,754)	(\$1,476,864)

When the revenues and costs are adjusted for inflation using the average Bay Area Consumer Price Index for the last 10 years (CPI, 3 percent rate)², Table II-2 shows the results in real/constant dollar terms. Adjusting for inflation shows what the fiscal results would be in today's dollars (net present value).

TABLE II-2
FISCAL IMPACT SUMMARY IN 5 YEAR INCREMENTS (REAL/CONSTANT DOLLARS)

	2010-2014	2015-2019	2020-2024	2025-2029	Total
5-Year Revenue	\$316,302	\$403,616	\$492,294	\$573,775	\$1,785,987
5-Year Cost	<u>\$566,328</u>	<u>\$677,584</u>	<u>\$770,005</u>	<u>\$861,206</u>	<u>\$2,875,123</u>
Net Fiscal Impact	(\$250,026)	(\$273,969)	(\$277,711)	(\$287,430)	(\$1,089,136)

² Bureau of Labor Statistics, San Francisco-Oakland Consumer Price Index - All Urban Consumers, 1999-2008.

III. LAND USE AND DEMOGRAPHIC ASSUMPTIONS

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LAND USE

The project area, comprised of the Mohr-Depot Island and the West-Mohr Island, is approximately 61 acres (including 5.68 acres of road rights-of-way) and is largely built-out. The number of existing housing units in the proposed annexation area is 71, per County Assessor's Office records. The Rezoning and Development Potential Assessment identified the potential development of 54 additional residential units in the annexation area if the proposed project were approved for a total of 125 residential units. The Rezoning and Development Potential Assessment identified the potential development of an additional 24,200 square feet of non-residential development in the Mohr-Depot island for a total of 980,822 square feet of non-residential coverage within both islands. 20,000 square feet of institutional use would be on the Herman-Mohr property (Horizon Services) at 2665 Depot Road and 4,200 square feet of industrial use would be at 2661 Depot Road. These potential developments are estimated to occur over a 20 year planning horizon (year 2029).

DEMOGRAPHIC ASSUMPTIONS

The fiscal analysis requires the development of citywide demographic information that is used as the basis to forecast revenue and cost assumptions. Demographic data includes citywide population, employment, persons per household, and student enrollment at the two local colleges within Hayward's borders (Chabot College and CSU East Bay). The Association of Bay Area Governments' (ABAG) *Projections 2009* provide the most current publicly available forecasted demographic information. Table III-1 shows the summary of the demographic data in 5 year increments. The variable that is calculated and used to generate several project revenues and costs is daytime population, which includes both residential population and a ratio of employees and student enrollment at the community college. An additional unit used for revenues is the residential population only.

III. LAND USE AND DEMOGRAPHIC ASSUMPTIONS

**TABLE III-1
DEMOGRAPHIC SUMMARY, CITY OF HAYWARD**

Characteristic	Forecast Year				
	2010	2015	2020	2025	2030
Population ⁽¹⁾	149,100	155,600	162,200	168,800	175,045
Households ⁽¹⁾	47,300	49,280	51,390	53,610	55,482
Persons per Household	3.15	3.16	3.16	3.15	3.15
Employment ⁽¹⁾	71,050	72,240	78,250	84,510	89,949
CSUEB-Hayward Student Enrollment ⁽²⁾	11,972	13,729	15,610	17,673	19,451
Chabot College Student Enrollment ⁽³⁾	16,321	17,424	18,772	20,225	21,467
Daytime Population ⁽⁴⁾	181,883	189,720	199,369	209,195	218,231

NOTES:

(1) ABAG Projections 2009 for City of Hayward

(2) California State University report titled, "Enrollment Projections and Summer Term Utilization", March 2009. Assumes 5% of CSUEB students attend the Concord campus and are excluded from the analysis.

(3) Chabot College website provided enrollment for Fall 2005 and projected enrollment in 2015. Extrapolated for forecast years. See detailed spreadsheet.

(4) 100% residential population plus 33% of employment and student enrollment (assumption that employees and students are in the city 8 hours per 24 hour period).

IV. COST ASSUMPTIONS

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The public cost of servicing the project area is based on the City's FY 2009-10 budget. The costs included in the analysis are those that are impacted by the project area, such as police and fire, street maintenance, public works, general government, library and neighborhood services, and development services. Only the general fund subsidy portions of departmental costs are shown. Table IV-1 illustrates the budget numbers, net of special revenues or departmental charges. The amount of variable expenses impacted by the project area for each department is also determined, and form the basis of the costs included in the fiscal analysis.

**TABLE IV-1
HAYWARD BUDGET AND VARIABLE COSTS, FY 2010**

General Government	Budget FY 2009-10 ⁽¹⁾	Variable Percentage ⁽²⁾	Variable Cost
Mayor and Council	\$474,484	5%	\$23,724
City Manager	\$1,187,078	5%	\$59,354
City Attorney	\$1,088,002	5%	\$54,400
City Clerk	\$752,580	5%	\$37,629
Human Resources	\$1,136,094	5%	\$56,805
Finance	\$2,846,833	5%	\$142,342
Police	\$49,014,980	95%	\$46,564,231
Fire	\$23,474,987	95%	\$22,301,238
Public Works ⁽³⁾	\$2,866,542	95%	\$2,723,215
Maintenance Services ⁽⁴⁾	\$1,483,248	95%	\$1,409,086
Development Services ⁽⁵⁾	\$1,979,870	5%	\$98,994
Library & Neighborhood Services	<u>\$6,119,453</u>	95%	<u>\$5,813,480</u>
Total Budget	\$92,424,151		\$79,284,497

NOTES:

(1) Budget expenditures are general fund subsidy portion, per FY 2010 budget.

(2) Estimated percentage of costs that are dependent on population growth, and are not fixed.

(3) Includes Administration, Engineering & Transportation, and Solid Waste Program

(4) Includes Administration and Street Maintenance

(5) Most incremental expenditures due to new development are usually captured through fees. The budget amount represents the general fund subsidy for the department after fees are deducted.

Source of Budget: City of Hayward - FY 2009-10 Adopted Operating Budget

IV. COST ASSUMPTIONS

UNIT COSTS BY CITY DEPARTMENT

Unit costs are developed from the citywide budget which is used as the basis for determining the cost of public services. The budget for each city department is forecasted for a 20-year period using a 3 percent assumed growth rate, which is the average rate for the San Francisco-Oakland Consumer Price Index for the last ten years. A description of each cost unit is contained below, while Table IV-2 shows the unit costs for each expenditure.

General Government: It is assumed that 5 percent of the expenditures in general government representing departments such as the City Manager, City Clerk and Finance are variable, while 95 percent of expenditures is fixed and not impacted from new development. The remaining variable costs are forecasted and then divided by the citywide daytime population to arrive at the unit cost per daytime population.

Police and Fire: Costs for these public services are based on the number of annual service calls and the average budget per department. Data provided by the City indicated there were about 102,700 annual police calls, and 13,600 annual fire calls citywide over the last few years. By dividing the respective variable budgets by the total calls, the current average cost per call is \$453 for police, and \$1,640 for fire. The number of calls per person is derived by dividing the number of calls by the citywide daytime population, resulting in 0.55 police calls per daytime capita, and 0.073 fire calls daytime capita. These numbers are then multiplied by the daytime population in the project area to determine the public safety costs.

Public Works: Costs include for administration, engineering & transportation, and solid waste program. Other public works programs such as airport and utilities are not included, as these are enterprise type programs that do not rely on the general fund. Their revenues are typically derived from service charges and/or non-general fund sources. The variable costs are forecasted and then divided by the citywide daytime population to arrive at the unit cost per daytime population.

Maintenance Services: Costs under this department include for administration and street maintenance. Other public works programs such as landscape maintenance of city-owned facilities, facilities management of city owned buildings, and fleet maintenance are assumed not impacted from new growth for this study. The variable costs are forecasted and then divided by the total street miles in the City (253 street miles) to arrive at the unit cost per maintained street mile.

Development Services: It is assumed that 5 percent of the expenditures is variable and impacted from new development. Most incremental expenditures due to new development are usually captured through fees. The budget amount represents the general fund subsidy for the department after fees are deducted. The variable costs are forecasted and then divided by the citywide daytime population to arrive at the unit cost per daytime population.

Library and Neighborhood Services: This department is assumed to be impacted by growth in population from growth in customer visits to the library system and demand placed on neighborhood services. The cost is divided by the residential population to arrive at the unit cost per resident population.

IV. COST ASSUMPTIONS

**TABLE IV-2
UNIT COST PER DEPARTMENT**

	Forecasting Unit	
	Year	2010
Administrative	Variable Cost	\$ 374,254
	Daytime Population	181,883
	Cost Factor per Daytime Population	\$ 2.06
Police	Variable Cost	\$ 46,564,231
	Service Calls	102,731
	Daytime Population	181,883
	Calls per Population	0.56
	Cost Per Call	\$ 453
Fire	Variable Cost	\$ 22,301,238
	Service Calls	13,600
	Daytime Population	181,883
	Calls per Population	0.07
	Cost Per Call	\$ 1,640
Public Works	Variable Cost	\$ 2,723,215
	Daytime Population	181,883
	Cost Factor per Daytime Population	\$ 14.97
Maintenance Services	Variable Cost	\$ 1,409,086
	Total Street Miles	253
	Cost Factor per Street Mile	\$ 5,570
Development Services	Variable Cost	\$ 98,994
	Daytime Population	181,883
	Cost Factor per Daytime Population	\$ 0.54
Library & Neighborhood Services	Variable Cost	\$ 5,813,480
	Resident Population	149,100
	Cost Factor per Resident	\$ 38.99

IV. COST ASSUMPTIONS

The unit cost for each department is multiplied by the incremental population generated by the project area to calculate the cost. The incremental residential population as well as the incremental daytime population grows over time as absorption of new development and new residents occur.³ The unit cost for Maintenance Services is on a per maintained street mile basis, and is multiplied by the mileage of new maintained streets in the project area (1.34 miles). Table IV-3 shows the five-year incremental cost for the project area. Over the 20-year projection, the total cost is forecasted to be \$3.9 million.

**TABLE IV-3
20-YEAR COST IN 5-YEAR INCREMENTS**

5-Year Cost	2010-2014	2015-2019	2020-2024	2025-2029	Total
Administrative	\$2,561	\$3,444	\$4,373	\$5,452	\$15,830
Police	\$332,522	\$470,136	\$626,958	\$821,655	\$2,251,270
Fire	\$159,256	\$225,165	\$300,272	\$393,519	\$1,078,212
Public Works	\$19,096	\$25,808	\$32,775	\$40,860	\$118,538
Maintenance Services	\$39,623	\$45,934	\$53,250	\$61,731	\$200,537
Development Services	\$694	\$938	\$1,191	\$1,485	\$4,309
Library & Neighborhood Services	\$49,240	\$64,860	\$83,466	\$105,288	\$302,854
Total Cost	\$602,991	\$836,284	\$1,102,285	\$1,429,990	\$3,971,550

Note: A 3 percent annual cost of living adjustment is factored into each department's budget.

³ Planned development for non-residential is assumed on the industrial site at the Mohr-Depot island. Also, planned development is assumed for institutional use by Horizon services on the Herman-Mohr property. Incremental daytime population includes new industrial employees and new institutional use population. It is assumed that this population type represents one-third of a full time resident-equivalent.

V. REVENUE ASSUMPTIONS

The general fund revenue sources included in the analysis are property tax, property transfer tax, sales tax, franchise fees, fines, vehicle license fees, gas tax and emergency facility tax. The utility users tax which will go into effect October 2009 is also included. Revenues are generated from projected growth in households and residents in the project area, as well as historic increases that are reflected in the budget. Each is described below:

Property Tax: Property tax revenue to the City of Hayward will be based on an agreement between the County of Alameda, the Alameda County Redevelopment Agency, and the City. Property tax is limited to the base assessed value of existing development at the time of formation of the redevelopment area in 1999. As an approximation, the amount of property tax to the City is assumed at 16.3 percent of the 1 percent ad valorem tax rate from the 1999 base assessment levels. Any increased property tax revenue resulting from increased assessed valuation from new development is assumed retained by the County Redevelopment Agency via the tax increment (accounting for housing set-aside and pass-through).

Property Transfer Tax: This tax is collected during a real estate transaction. Residential units are sold (turnover) at an assumed rate of once every seven years, based on industry averages. The tax is \$4.50 per \$1,000 in valuation. Existing residential property values that do not "turn over" increase by 2 percent annually. New development values derived from recent sales as well as property values turned over and reflect re-sale activity are assumed to appreciate at rates based on the property tax revenue forecast provided by the City of Hayward. The appreciation rates in the forecast range from 3 percent to 4 percent per year.

Property Tax In-Lieu of VLF: Starting in 2005-2006, the State began providing property tax in-lieu of vehicle license fees to counties and cities based on their assessed property values. In 2005-2006, the vehicle license fee revenues became in-lieu VLF revenues and currently act as the "base" from which future years' in-lieu VLF funding will be measured. In cases of annexation, the assessed value of a property prior to being annexed does not count towards the increase in the in-lieu VLF. Only the value of improvements (e.g., the value of new construction) on the land post-annexation counts towards the increase in the in-lieu VLF allocations. As an approximation, the budgeted in-lieu VLF for FY 2010 is measured on a per residential capita basis. As development occurs in the project area, the in-lieu VLF will increase by the cumulative number of new residents to the City that will reside in the area multiplied by the per capita revenue. The new residents will provide an approximation of new development assessed valuation. The per capita amount is increased by 2 percent per year, which is the allowable annual increase per Proposition 13.

Sales Tax: There are no commercial uses in the project area that would generate significant direct sales tax revenue. However, new sales tax revenues generated indirectly from household spending by new residences is calculated. The City receives 1 percent of the retail sales tax, which is currently comprised of both sales tax and property tax in-lieu revenues. Based on Bureau of Labor Statistics data and as used in the Mt. Eden Phase I analysis, new households are assumed to spend approximately 25 percent of the median household income on taxable items, with the City of Hayward capturing 65 percent of the taxable expenditures. The median

V. REVENUE ASSUMPTIONS

household income for Hayward in 2009 is assumed at \$65,477 based on data extrapolated from city-data.com.⁴

Franchise Fees: Revenues are derived on a per capita basis, which includes only the residential population. The estimated revenue from the budget is \$61 per capita, with a rate growth of 5 percent per year based on the city budget forecast.

Utility Users Tax: This new revenue source will go into effect October 2009. It will add a 5.5% tax on electric, gas, telecommunications, and video. The estimated revenue from the budget is \$54 per daytime population. Tax revenues are assumed to grow by 5 percent per year based on the city budget forecast.

Business Tax: Revenues from this tax are on a per employee basis for assumed development of the industrial site in the Mohr-Depot Island. By dividing the budgeted revenues from the business tax for FY 2009-10 by the approximate number of citywide employees, the annual tax is about \$34 per employee. Tax revenues are assumed to grow by 2 percent per year based on the city budget forecast for revenues from "other taxes".

Fines: Revenues are generated on a per daytime population basis. By dividing the revenues for fines from the budget by the daytime population, the estimated revenue is \$9 per person. Tax revenues are assumed to grow by 2 percent per year based on the city budget forecast for "all other" taxes.

Motor Vehicle License Fees: Revenues are derived on a per residential capita basis. The per capita amount is \$3 based on the budget. The assumed growth rate is 2 percent per year based on the city budget forecast for revenues "from other agencies", although revenues have been decreasing in recent years due to the poor economic climate.

Public Safety- Sales Tax (Prop. 172): This Statewide sales tax add-on was passed by California voters to increase funding for law enforcement services. Because Prop. 172 revenues are tied to taxable sales, as an approximation, the revenues are expressed on a per daytime population basis, which amounts to \$4 per capita. The assumed growth rate is 2 percent per year based on the city budget forecast for revenues "from other agencies"

Emergency Facility Tax: The tax is to support the availability of emergency response facilities and to ensure that the city owned property is seismically sound. The tax is charged at a current rate of \$36 per year per household, and \$5.50 per employee.⁵ Tax revenues are assumed to grow by 2 percent per year based on the city budget forecast for revenues from "other taxes".

Gas Tax: Revenues from the state-imposed per gallonage tax on gasoline and diesel fuel, and generally derived on a per residential capita basis. Gas tax revenues represent transfers into the General Fund. The per capita amount is \$8 based on average historic gas tax transfers.

Table V-1 shows the five year incremental revenues for each revenue source. The total revenues projected over the 20-year period is \$2.5 million.

⁴ City-data.com provided Hayward median household income of \$60,771 for 2007. Annual growth of 3.8 percent based on historic income growth in Alameda County. Growth data from California Statistical Abstract, Department of Finance.

⁵ The actual tax for businesses varies by number of employees. The tax ranges from \$15 to \$550 per year for businesses that employ from 1 to 3 people, to 101 persons and above.

V. REVENUE ASSUMPTIONS

TABLE V-1
20-YEAR REVENUE IN 5-YEAR INCREMENTS

5-Year Revenue	2010-2014	2015-2019	2020-2024	2025-2029	Total
Property Tax	\$73,119	\$73,119	\$73,119	\$73,119	\$292,475
Property Transfer Tax	\$52,486	\$88,870	\$127,525	\$151,234	\$420,115
Sales Tax	\$3,384	\$13,907	\$28,602	\$48,737	\$94,631
Utility Users Tax	\$73,072	\$110,498	\$163,036	\$236,124	\$582,731
Franchise Fees	\$82,238	\$124,359	\$183,486	\$265,742	\$655,825
Business Tax	\$192	\$1,019	\$1,125	\$1,242	\$3,578
Fines	\$11,970	\$15,663	\$19,997	\$25,059	\$72,689
In-Lieu VLF	\$6,823	\$26,019	\$49,145	\$76,767	\$158,753
Motor Vehicle License Fee	\$4,225	\$5,528	\$7,058	\$8,845	\$25,656
Emergency Facility Tax	\$14,388	\$18,824	\$24,029	\$30,113	\$87,354
Public Safety-Sales Tax	\$4,594	\$6,012	\$7,675	\$9,618	\$27,900
Gas Tax	\$10,994	\$15,104	\$20,246	\$26,637	\$72,981
Total	\$337,483	\$498,923	\$705,044	\$953,236	\$2,494,686

VI. TAX INCREMENT

VI. TAX INCREMENT

The Mt. Eden redevelopment area was formed in 1999 and its base property assessed valuation frozen at the time of formation. Increases in property tax revenue results from one of three sources, including the allowable Proposition 13 growth increase of 2 percent per year for real estate under the same ownership; turnover from sales of property; and new development. The increases in property tax above the base year are transferred to the redevelopment agency after allocation for housing set-aside and pass-through to other taxing entities.

It is assumed that the Alameda County Redevelopment Agency will retain all tax increment revenue and use the funds to repay loans for capital improvements as well as fund future capital improvements in the project area.

Because of the redevelopment designation, the City of Hayward will receive lower property tax revenues to the City's general fund. Property tax revenue to the City of Hayward general fund will be based on an agreement between the County of Alameda and the City.

It is assumed that the 54 new single family homes are absorbed evenly over a 19-year period beginning in FY 2010-2011, or an average of 3 homes per year. Turnover of existing homes is assumed at a rate of once every seven years starting in FY 2010-2011. After the build out of the new homes and initial turnover of existing homes, the assessed values increase by 2 percent per year.

Table VI-1 shows the 5-year incremental net tax increment for the project area taking into consideration the assumptions described above. Detailed tables with annual net tax increment data are located in the Appendices. As the Redevelopment Agency's obligation for Phase II capital improvements is \$7.4 million, it is anticipated that the tax increment collected from Phase II will not reach this amount until after the County redevelopment area expires in FY 2039. However, the Phase I tax increment will also be applied to this obligation and it will be significantly greater than the Phase II tax increment.

TABLE VI-1
NET TAX INCREMENT
(NOMINAL/CURRENT DOLLARS)

1999-2009	\$ 21,807	\$ 41,104	\$ 62,912	\$ 62,912
2010-2014	\$ 56,556	\$ 135,617	\$ 192,173	\$ 255,085
2015-2019	\$ 169,641	\$ 414,184	\$ 583,825	\$ 838,910
2020-2024	\$ 282,102	\$ 580,996	\$ 863,099	\$ 1,702,009
2025-2029	\$ 415,157	\$ 751,347	\$ 1,166,505	\$ 2,868,514
2030-2034	\$ 401,819	\$ 700,030	\$ 1,101,849	\$ 3,970,363
2035-2039	\$ 421,004	\$ 734,212	\$ 1,155,216	\$ 5,125,579
Total	\$ 1,768,086	\$ 3,357,490	\$ 5,125,579	

APPENDIX A. DEMOGRAPHIC INFORMATION

**TABLE A-1
RESIDENTIAL POPULATION PROJECTIONS, CITY OF HAYWARD**

ABAG Projected Years	2000	2005	2010	2015	2020	2025	2030	2035
City Population (1)	140,030	145,900	149,100	155,600	162,200	168,800	176,500	184,600
5 Year Growth Rate		4.19%	2.19%	4.36%	4.24%	4.07%	4.56%	4.59%
Annualized Growth Rate		0.84%	0.44%	0.87%	0.85%	0.81%	0.91%	0.92%
Fiscal Impact Years	2010	2015	2020	2025	2029			
City Population Extrapolated	149,100	155,600	162,200	168,800	175,045			

(1) ABAG Projections 2009

**TABLE A-2
HOUSEHOLD PROJECTIONS, CITY OF HAYWARD**

ABAG Projected Years	2000	2005	2010	2015	2020	2025	2030	2035
City Households (1)	44,804	46,510	47,300	49,280	51,390	53,610	55,920	58,290
5 Year Growth Rate		3.81%	1.70%	4.19%	4.28%	4.32%	4.31%	4.24%
Annualized Growth Rate		0.76%	0.34%	0.84%	0.86%	0.86%	0.86%	0.85%
Fiscal Impact Years	2010	2015	2020	2025	2029			
City Households	47,300	49,280	51,390	53,610	55,482			
	2000	2005	2010	2015	2020	2025	2030	2035
Average Household Size	3.13	3.14	3.15	3.16	3.16	3.15	3.16	3.17
5 Year Growth Rate		0.37%	0.49%	0.17%	-0.04%	0.24%	0.24%	0.34%
Annualized Growth Rate		0.07%	0.10%	0.03%	-0.01%	0.05%	0.05%	0.07%
Fiscal Impact Years	2010	2015	2020	2025	2029			
Average Household Size	3.15	3.16	3.16	3.15	3.15			

(1) ABAG Projections 2009

APPENDIX A. DEMOGRAPHIC INFORMATION

**TABLE A-3
EMPLOYMENT PROJECTIONS, CITY OF HAYWARD**

ABAG Projected Years	2000	2005	2010	2015	2020	2025	2030	2035
City Employment (1)	76,320	71,690	71,050	72,240	78,250	84,510	91,150	97,510
5 Year Growth Rate		-6.07%	-0.89%	1.67%	8.32%	8.00%	7.86%	6.98%
Annualized Growth Rate		-1.21%	-0.18%	0.33%	1.66%	1.60%	1.57%	1.40%
Fiscal Impact Years	2010	2015	2020	2025	2029			
City Employment Extrapolated	71,050	72,240	78,250	84,510	89,949			

(1) ABAG Projections 2009

**TABLE A-4
COLLEGE ENROLLMENT PROJECTIONS**

Year	2008	2009	2010	2011	2012	2013
CSUEB Student Enrollment (1)	12,384	12,509	12,602	13,129	13,443	13,772
Annual Growth Rate		1.01%	0.74%	4.18%	2.39%	2.45%
CSUEB - Hayward Campus (2)	11,765	11,884	11,972	12,473	12,771	13,083
Year	2014	2015	2016	2017	2018	2019
CSUEB Student Enrollment (1)	14,108	14,452	14,801	15,161	15,563	15,987
Annual Growth Rate	2.44%	2.44%	2.41%	2.43%	2.65%	2.72%
CSUEB - Hayward Campus (2)	13,403	13,729	14,061	14,403	14,785	15,188
Year	2020	2021	2022	2023	2024	2025
CSUEB Student Enrollment (1)	16,432	16,903	17,313	17,733	18,163	18,603
Annual Growth Rate	2.78%	2.87%	2.42%	2.42%	2.42%	2.42%
CSUEB - Hayward Campus (2)	15,610	16,058	16,447	16,846	17,255	17,673
Year	2026	2027	2028	2029		
CSUEB Student Enrollment (1)	19,054	19,516	19,990	20,474		
Annual Growth Rate	2.42%	2.42%	2.42%	2.42%		
CSUEB - Hayward Campus (2)	18,102	18,541	18,990	19,451		
Fiscal Report Years	2010	2015	2020	2025	2029	
Forecasted CSUEB Hayward Enrollment	11,972	13,729	15,610	17,673	19,451	
Year	2005	2015				
Chabot College Student Enrollment (3)	15,149	17,424				
10-Year Growth Factor		15.02%				
Annualized Growth Factor		1.50%				
Fiscal Report Years	2010	2015	2020	2025	2029	
Forecasted Student Enrollment	16,321	17,424	18,772	20,225	21,467	

APPENDIX A. DEMOGRAPHIC INFORMATION

(1) California State University report titled, "Enrollment Projections and Summer Term Utilization", March 2009. Extrapolated for fiscal years 2022 through 2029 using average growth rate from 2009 through 2021.

(2) Assumes 5% of CSUEB students attend the Concord campus and are excluded from the analysis.

(3) Chabot College website provided enrollment for Fall 2005 and projected enrollment in 2015. Extrapolated for forecast years.

**TABLE A-5
DAYTIME POPULATION PROJECTIONS, CITY OF HAYWARD**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Annual Daytime Population (1)	181,883	183,451	185,018	186,585	188,153	189,720	191,650	193,579	195,509	197,439

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annual Daytime Population (1)	199,369	201,334	203,299	205,264	207,229	209,195	211,454	213,713	215,972	218,231

(1) 100% residential population plus 33% of employment and student enrollment (assumption that employees and students are in the city 8 hours per 24 hour period).

APPENDIX B. LAND USE PHASING

**TABLE B-1
LAND USE PHASING AND NEW HOUSING UNITS**

Land Use Type	2009-10	2010-11	2011-12	2012-13	2013-14	TOTAL	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
New Residential DU		3	3	3	3	11	3	3	3	3	3	14
Cumulative New Residential DU		3	6	9	11		14	17	20	23	26	
Existing Residential DU	71											
Cumulative Residential DU	71	74	77	80	82		85	88	91	94	97	
New Residential Population		9	9	9	9	36	9	9	9	9	9	45
Cumulative New Residential Pop'n		9	18	27	36		45	54	63	72	81	
Existing Residential Population (1)	224					224						0
Cumulative Residential Population	224	233	242	251	260		269	278	287	296	305	
New Institutional Use Population (2)					29	29						0
New Industrial Worker Population (3)					5	5						0
Cumulative Non-Residential Population (4)					11		11	11	11	11	11	
Total Incremental Study Area Daytime Population	0	9	9	9	20	47	9	9	9	9	9	45
Cumulative Study Area Daytime Population (5)	224	233	242	251	271		280	289	298	307	316	

APPENDIX B. LAND USE PHASING

Land Use Type	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL	Grand Total
New Residential DU	3	3	3	3	3	14	3	3	3	3	3	14	54
Cumulative New Residential DU	28	31	34	37	40		43	45	48	51	54		
Existing Residential DU													
Cumulative Residential DU	99	102	105	108	111		114	116	119	122	125		
New Residential Population	9	9	9	9	9	45	9	9	9	9	9	45	170
Cumulative New Residential Pop'n	90	99	108	117	126		135	143	152	161	170		
Existing Residential Population (1)						0						0	224
Cumulative Residential Population	313	322	331	340	349		358	367	376	385	394		
						0						0	29
New Institutional Use Population (2)						0						0	5
New Industrial Worker Population (3)													
Cumulative Non-Residential Population (4)	11	11	11	11	11	56	11	11	11	11	11		
Total Incremental Study Area Daytime Population	9	9	9	9	9	45	9	9	9	9	9	45	182
Cumulative Study Area Daytime Population (5)	325	334	343	352	361		370	379	387	396	405		
Notes:													
(1) 71 existing residences x 3.15 persons per household													
(2) Assumes Horizon Services develops 20,000 sq. foot facility for transitional/low income housing. Assumes 700 sq. ft. per unit and 1 inhabitant per unit. 20,000/700 = 29 new institutional use population.													
(3) Assumes development 4,200 sq. ft. of industrial. Assumes 800 sq. ft. per employee													
(4) Assumption that non-residential population represents one-third of full time resident (employees are in the city 8 hours per 24 hour period; also a proxy for institutional use population).													
(5) 100% residential population plus 33% of non-residential (see note 4).													

APPENDIX C. BUDGET AND UNIT COST DETAILS

**TABLE C-1
CITY BUDGET, VARIABLE COSTS PROJECTED**

	Budget FY 2010 (1)	Variable Percentage (2)	Variable Cost (3)	Fiscal Year								
				2010	2011	2012	2013	2014	2015	2016	2017	2018
General Government	\$474,484	5%	\$23,724	\$ 23,724	\$ 24,436	\$ 25,169	\$ 25,924	\$ 26,702	\$ 27,503	\$ 28,328	\$ 29,178	\$ 30,053
Mayor and Council	\$1,187,078	5%	\$59,354	\$ 59,354	\$ 61,135	\$ 62,969	\$ 64,858	\$ 66,803	\$ 68,807	\$ 70,872	\$ 72,998	\$ 75,188
City Manager	\$1,088,002	5%	\$54,400	\$ 54,400	\$ 56,032	\$ 57,713	\$ 59,444	\$ 61,228	\$ 63,065	\$ 64,957	\$ 66,905	\$ 68,912
City Attorney	\$752,580	5%	\$37,629	\$ 37,629	\$ 38,758	\$ 39,921	\$ 41,118	\$ 42,352	\$ 43,622	\$ 44,931	\$ 46,279	\$ 47,667
City Clerk	\$1,136,094	5%	\$56,805	\$ 56,805	\$ 58,509	\$ 60,264	\$ 62,072	\$ 63,934	\$ 65,852	\$ 67,828	\$ 69,863	\$ 71,958
Human Resources	\$2,846,833	5%	\$142,342	\$ 142,342	\$ 146,612	\$ 151,010	\$ 155,541	\$ 160,207	\$ 165,013	\$ 169,963	\$ 175,062	\$ 180,314
Police	\$49,014,980	95%	\$46,564,231	\$46,564,231	\$47,961,158	\$49,399,993	\$50,881,992	\$52,408,452	\$53,969,706	\$55,569,127	\$57,208,131	\$58,985,175
Fire	\$23,474,987	95%	\$22,301,238	\$22,301,238	\$22,970,275	\$23,659,383	\$24,369,165	\$25,100,239	\$25,853,247	\$26,628,844	\$27,427,709	\$28,250,541
Public Works (4)	\$1,483,248	95%	\$1,409,086	\$ 1,409,086	\$ 1,451,358	\$ 1,494,899	\$ 1,539,746	\$ 1,585,938	\$ 1,633,516	\$ 1,682,522	\$ 1,732,998	\$ 1,784,987
Maintenance Services (5)	\$1,979,870	5%	\$98,994	\$ 98,994	\$ 101,963	\$ 105,022	\$ 108,173	\$ 111,418	\$ 114,761	\$ 118,203	\$ 121,750	\$ 125,402
Development Services (6)	\$6,119,453	95%	\$5,813,480	\$ 5,813,480	\$ 5,987,885	\$ 6,167,521	\$ 6,352,547	\$ 6,543,123	\$ 6,739,417	\$ 6,941,600	\$ 7,149,848	\$ 7,364,343
Library & Neighborhood Services	\$92,424,151		\$79,284,497	\$79,284,497	\$81,663,031	\$84,112,922	\$86,636,310	\$89,235,399	\$91,912,461	\$94,669,835	\$97,509,930	\$100,435,228
Total Budget												

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
General Government	\$ 30,955	\$ 31,883	\$ 32,840	\$ 33,825	\$ 34,840	\$ 35,885	\$ 36,962	\$ 38,070	\$ 39,212	\$ 40,389	\$ 41,601
Mayor and Council	\$ 77,443	\$ 79,767	\$ 82,160	\$ 84,624	\$ 87,163	\$ 89,778	\$ 92,471	\$ 95,246	\$ 98,103	\$ 101,046	\$ 104,077
City Manager	\$ 70,980	\$ 73,109	\$ 75,302	\$ 77,562	\$ 79,888	\$ 82,285	\$ 84,754	\$ 87,296	\$ 89,915	\$ 92,613	\$ 95,391
City Attorney	\$ 49,097	\$ 50,570	\$ 52,087	\$ 53,650	\$ 55,259	\$ 56,917	\$ 58,625	\$ 60,383	\$ 62,195	\$ 64,061	\$ 65,983
City Clerk	\$ 74,117	\$ 76,341	\$ 78,631	\$ 80,990	\$ 83,420	\$ 85,922	\$ 88,500	\$ 91,155	\$ 93,890	\$ 96,706	\$ 99,607
Human Resources	\$ 185,724	\$ 191,295	\$ 197,034	\$ 202,945	\$ 209,034	\$ 215,305	\$ 221,764	\$ 228,417	\$ 235,269	\$ 242,327	\$ 249,597
Police	\$60,755,760	\$62,578,433	\$64,455,786	\$66,389,459	\$68,381,143	\$70,432,577	\$72,545,555	\$74,721,921	\$76,963,579	\$79,272,486	\$81,650,661
Fire	\$29,098,057	\$29,970,999	\$30,870,129	\$31,796,232	\$32,750,119	\$33,732,623	\$34,744,602	\$35,786,940	\$36,860,548	\$37,966,364	\$39,105,355
Public Works (4)	\$ 3,553,178	\$ 3,659,773	\$ 3,769,566	\$ 3,882,653	\$ 3,999,133	\$ 4,119,107	\$ 4,242,680	\$ 4,369,960	\$ 4,501,059	\$ 4,636,091	\$ 4,775,174
Maintenance Services (5)	\$ 1,838,537	\$ 1,893,693	\$ 1,950,504	\$ 2,009,019	\$ 2,069,290	\$ 2,131,368	\$ 2,195,309	\$ 2,261,169	\$ 2,329,004	\$ 2,398,874	\$ 2,470,840
Development Services (6)	\$ 129,164	\$ 133,039	\$ 137,030	\$ 141,141	\$ 145,375	\$ 149,737	\$ 154,229	\$ 158,856	\$ 163,621	\$ 168,530	\$ 173,586
Library & Neighborhood Services	\$ 7,585,273	\$ 7,812,831	\$ 8,047,216	\$ 8,288,633	\$ 8,537,292	\$ 8,793,411	\$ 9,057,213	\$ 9,328,929	\$ 9,608,797	\$ 9,897,061	\$ 10,193,973
Total Budget	\$103,448,285	\$108,551,734	\$109,748,286	\$113,040,734	\$116,431,956	\$119,924,915	\$123,522,662	\$127,228,342	\$131,045,192	\$134,976,548	\$139,025,845

- (1) Budget expenditures are general fund subsidy portion, per FY 2010 budget.
- (2) Estimated percentage of costs that are dependent on population growth, and are not fixed.
- (3) Growth is assumed at 3 percent per year which is the average rate for the San Francisco-Oakland Consumer Price Index for the last ten years.
- (4) Includes Administration, Engineering & Transportation, and Solid Waste Program
- (5) Includes Administration and Street Maintenance
- (6) Most incremental expenditures due to new development are usually captured through fees. The budget amount represents the general fund subsidy for the department after fees are deducted.

Source of Budget: City of Hayward - FY 2009-10 Adopted Operating Budget

APPENDIX C. BUDGET AND UNIT COST DETAILS

TABLE C-2 FORECASTED UNIT CITY COST

Forecasting Unit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Administrative	Variable Cost \$ 374,254	\$ 374,254	\$ 385,481	\$ 397,046	\$ 408,957	\$ 421,226	\$ 433,862	\$ 446,878	\$ 460,285	\$ 474,093
	Daytime Population 181,883	183,451	185,018	186,585	188,153	189,720	191,650	193,579	195,509	197,439
	Cost Factor per Daytime Population \$ 2.06	\$ 2.04	\$ 2.08	\$ 2.13	\$ 2.17	\$ 2.22	\$ 2.26	\$ 2.31	\$ 2.35	\$ 2.40
Police	Variable Cost \$ 46,564,231	\$ 47,961,158	\$ 49,399,993	\$ 50,881,992	\$ 52,408,452	\$ 53,980,706	\$ 55,600,127	\$ 57,268,131	\$ 58,986,175	\$ 60,755,760
	Service Calls 102,731	102,731	102,731	102,731	102,731	102,731	102,731	102,731	102,731	102,731
	Daytime Population 181,883	183,451	185,018	186,585	188,153	189,720	191,650	193,579	195,509	197,439
	Calls per Population 0.56									
	Cost Per Call \$ 453	\$ 467	\$ 481	\$ 495	\$ 510	\$ 525	\$ 541	\$ 557	\$ 574	\$ 591
Fire	Variable Cost \$ 22,301,238	\$ 22,970,275	\$ 23,659,383	\$ 24,369,165	\$ 25,100,239	\$ 25,853,247	\$ 26,628,844	\$ 27,427,709	\$ 28,250,541	\$ 29,098,057
	Service Calls 13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600
	Daytime Population 181,883	183,451	185,018	186,585	188,153	189,720	191,650	193,579	195,509	197,439
	Calls per Population 0.07									
	Cost Per Call \$ 1,640	\$ 1,689	\$ 1,740	\$ 1,792	\$ 1,846	\$ 1,901	\$ 1,958	\$ 2,017	\$ 2,077	\$ 2,140
Public Works	Variable Cost \$ 2,723,215	\$ 2,804,911	\$ 2,889,059	\$ 2,975,730	\$ 3,065,002	\$ 3,156,952	\$ 3,251,661	\$ 3,349,211	\$ 3,449,687	\$ 3,553,178
	Daytime Population 181,883	183,451	185,018	186,585	188,153	189,720	191,650	193,579	195,509	197,439
	Cost Factor per Daytime Population \$ 14.97	\$ 15.29	\$ 15.62	\$ 15.95	\$ 16.29	\$ 16.64	\$ 16.97	\$ 17.30	\$ 17.64	\$ 18.00
Maintenance Services	Variable Cost \$ 1,409,086	\$ 1,451,358	\$ 1,494,899	\$ 1,539,746	\$ 1,585,938	\$ 1,633,516	\$ 1,682,522	\$ 1,732,998	\$ 1,784,987	\$ 1,838,537
	Total Street Miles 253	253	253	253	253	253	253	253	253	253
	Cost Factor per Street Mile \$ 5,570	\$ 5,737	\$ 5,909	\$ 6,086	\$ 6,269	\$ 6,457	\$ 6,650	\$ 6,850	\$ 7,055	\$ 7,267
Development Services	Variable Cost \$ 98,994	\$ 101,963	\$ 105,022	\$ 108,173	\$ 111,418	\$ 114,761	\$ 118,203	\$ 121,750	\$ 125,402	\$ 129,164
	Daytime Population 181,883	183,451	185,018	186,585	188,153	189,720	191,650	193,579	195,509	197,439
	Cost Factor per Daytime Population \$ 0.54	\$ 0.56	\$ 0.57	\$ 0.58	\$ 0.59	\$ 0.60	\$ 0.62	\$ 0.63	\$ 0.64	\$ 0.65
Library & Neighborhood Services	Variable Cost \$ 5,813,480	\$ 5,987,885	\$ 6,167,521	\$ 6,352,547	\$ 6,543,123	\$ 6,739,417	\$ 6,941,600	\$ 7,149,848	\$ 7,364,343	\$ 7,585,273
	Resident Population 149,100	150,400	151,700	153,000	154,300	155,600	156,920	158,240	159,560	160,880
	Cost Factor per Resident \$ 38.99	\$ 39.81	\$ 40.66	\$ 41.52	\$ 42.41	\$ 43.31	\$ 44.24	\$ 45.18	\$ 46.15	\$ 47.15

APPENDIX C. BUDGET AND UNIT COST DETAILS

TABLE C-2 FORECASTED UNIT CITY COST, CONTINUED

	Forecasting Unit	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Administrative	Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Variable Cost	\$ 488,316	\$ 502,965	\$ 518,054	\$ 533,596	\$ 549,604	\$ 566,092	\$ 583,075	\$ 600,567	\$ 618,584	\$ 637,142
	Daytime Population	199,369	201,334	203,299	205,264	207,229	209,195	211,454	213,713	215,972	218,231
	Cost Factor per Daytime Population	\$ 2.45	\$ 2.50	\$ 2.55	\$ 2.60	\$ 2.65	\$ 2.71	\$ 2.76	\$ 2.81	\$ 2.86	\$ 2.92
Police	Variable Cost	\$ 62,578,433	\$ 64,455,786	\$ 66,389,459	\$ 68,381,143	\$ 70,432,577	\$ 72,545,555	\$ 74,721,921	\$ 76,963,579	\$ 79,272,486	\$ 81,650,661
	Service Calls	102,731	102,731	102,731	102,731	102,731	102,731	102,731	102,731	102,731	102,731
	Daytime Population	199,369	201,334	203,299	205,264	207,229	209,195	211,454	213,713	215,972	218,231
	Calls per Population										
	Cost Per Call	\$ 609	\$ 627	\$ 646	\$ 666	\$ 686	\$ 706	\$ 727	\$ 749	\$ 772	\$ 795
Fire	Variable Cost	\$ 29,970,999	\$ 30,870,129	\$ 31,796,232	\$ 32,750,119	\$ 33,732,623	\$ 34,744,602	\$ 35,786,940	\$ 36,860,548	\$ 37,966,364	\$ 39,105,355
	Service Calls	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600
	Daytime Population	199,369	201,334	203,299	205,264	207,229	209,195	211,454	213,713	215,972	218,231
	Calls per Population										
	Cost Per Call	\$ 2,204	\$ 2,270	\$ 2,338	\$ 2,408	\$ 2,480	\$ 2,555	\$ 2,631	\$ 2,710	\$ 2,792	\$ 2,875
Public Works	Variable Cost	\$ 3,659,773	\$ 3,769,566	\$ 3,882,653	\$ 3,999,133	\$ 4,119,107	\$ 4,242,680	\$ 4,369,960	\$ 4,501,059	\$ 4,636,091	\$ 4,775,174
	Daytime Population	199,369	201,334	203,299	205,264	207,229	209,195	211,454	213,713	215,972	218,231
	Cost Factor per Daytime Population	\$ 18.36	\$ 18.72	\$ 19.10	\$ 19.48	\$ 19.88	\$ 20.28	\$ 20.67	\$ 21.06	\$ 21.47	\$ 21.88
Maintenance Services	Variable Cost	\$ 1,893,693	\$ 1,950,504	\$ 2,009,019	\$ 2,069,290	\$ 2,131,368	\$ 2,195,309	\$ 2,261,169	\$ 2,329,004	\$ 2,398,874	\$ 2,470,840
	Total Street Miles	253	253	253	253	253	253	253	253	253	253
	Cost Factor per Street Mile	\$ 7,485	\$ 7,710	\$ 7,941	\$ 8,179	\$ 8,424	\$ 8,677	\$ 8,937	\$ 9,206	\$ 9,482	\$ 9,766
Development Services	Variable Cost	\$ 133,039	\$ 137,030	\$ 141,141	\$ 145,375	\$ 149,737	\$ 154,229	\$ 158,856	\$ 163,621	\$ 168,530	\$ 173,586
	Daytime Population	199,369	201,334	203,299	205,264	207,229	209,195	211,454	213,713	215,972	218,231
	Cost Factor per Daytime Population	\$ 0.67	\$ 0.68	\$ 0.69	\$ 0.71	\$ 0.72	\$ 0.74	\$ 0.75	\$ 0.77	\$ 0.78	\$ 0.80
Library & Neighborhood Services	Variable Cost	\$ 7,812,831	\$ 8,047,216	\$ 8,288,633	\$ 8,537,292	\$ 8,793,411	\$ 9,057,213	\$ 9,328,929	\$ 9,608,797	\$ 9,897,061	\$ 10,193,973
	Resident Population	162,200	163,520	164,840	166,160	167,480	168,800	170,361	171,922	173,484	175,045
	Cost Factor per Resident	\$ 48.17	\$ 49.21	\$ 50.28	\$ 51.38	\$ 52.50	\$ 53.66	\$ 54.76	\$ 55.89	\$ 57.05	\$ 58.24

APPENDIX C. BUDGET AND UNIT COST DETAILS

TABLE C-3 FORECASTED CITY PUBLIC SERVICES COST FOR PROJECT AREA

	Forecasting Unit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Administrative	Cost Factor	\$ 2.06	\$ 2.04	\$ 2.08	\$ 2.13	\$ 2.17	\$ 2.22	\$ 2.26	\$ 2.31	\$ 2.35	\$ 2.40
	Daytime Population (1)	224	233	242	251	271	280	289	298	307	316
	Cost	\$ 461	\$ 475	\$ 504	\$ 533	\$ 589	\$ 621	\$ 654	\$ 688	\$ 722	\$ 758
Police	Calls per Daytime Population	0.56									
	Cost Per Call	\$ 453	\$ 467	\$ 481	\$ 495	\$ 510	\$ 525	\$ 541	\$ 557	\$ 574	\$ 591
	Daytime Population	224	233	242	251	271	280	289	298	307	316
	Cost	\$ 57,297	\$ 61,379	\$ 65,653	\$ 70,129	\$ 78,063	\$ 83,068	\$ 88,304	\$ 93,778	\$ 99,502	\$ 105,484
Fire	Calls per Daytime Population	0.075									
	Cost Per Call	\$ 1,640	\$ 1,689	\$ 1,740	\$ 1,792	\$ 1,846	\$ 1,901	\$ 1,958	\$ 2,017	\$ 2,077	\$ 2,140
	Daytime Population	224	233	242	251	271	280	289	298	307	316
	Cost	\$ 27,442	\$ 29,396	\$ 31,444	\$ 33,587	\$ 37,387	\$ 39,784	\$ 42,292	\$ 44,914	\$ 47,655	\$ 50,520
Public Works	Cost Factor	\$ 15	\$ 15	\$ 16	\$ 16	\$ 16	\$ 17	\$ 17	\$ 17	\$ 18	\$ 18
	Daytime Population	224	233	242	251	271	280	289	298	307	316
	Cost	\$ 3,351	\$ 3,559	\$ 3,775	\$ 3,998	\$ 4,413	\$ 4,657	\$ 4,901	\$ 5,153	\$ 5,414	\$ 5,683
Maintenance Services	Cost Factor	\$ 5,570	\$ 5,737	\$ 5,909	\$ 6,086	\$ 6,269	\$ 6,457	\$ 6,650	\$ 6,850	\$ 7,055	\$ 7,267
	Street Miles	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34
	Cost	\$ 7,463	\$ 7,687	\$ 7,918	\$ 8,155	\$ 8,400	\$ 8,652	\$ 8,911	\$ 9,179	\$ 9,454	\$ 9,738
Development Services	Cost Factor	\$ 0.54	\$ 0.56	\$ 0.57	\$ 0.58	\$ 0.59	\$ 0.60	\$ 0.62	\$ 0.63	\$ 0.64	\$ 0.65
	Daytime Population	224	233	242	251	271	280	289	298	307	316
	Cost	\$ 122	\$ 129	\$ 137	\$ 145	\$ 160	\$ 169	\$ 178	\$ 187	\$ 197	\$ 207
Library & Neighborhood Services	Cost Factor	\$ 38.99	\$ 39.81	\$ 40.66	\$ 41.52	\$ 42.41	\$ 43.31	\$ 44.24	\$ 45.18	\$ 46.15	\$ 47.15
	New Resident Population	224	233	242	251	260	269	278	287	296	305
	Cost	\$ 8,726	\$ 9,267	\$ 9,828	\$ 10,408	\$ 11,010	\$ 11,634	\$ 12,280	\$ 12,948	\$ 13,640	\$ 14,357
Total Cost		\$ 104,862	\$ 111,892	\$ 119,258	\$ 126,957	\$ 140,023	\$ 148,587	\$ 157,519	\$ 166,846	\$ 176,584	\$ 186,748

(1) Daytime population includes 100% residential population plus 33% of non-residential.

APPENDIX C. BUDGET AND UNIT COST DETAILS

TABLE C-3 FORECASTED CITY PUBLIC SERVICES COST FOR PROJECT AREA, CONTINUED

Forecasting Unit		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Administrative	Cost Factor	\$ 2.45	\$ 2.50	\$ 2.55	\$ 2.60	\$ 2.65	\$ 2.71	\$ 2.76	\$ 2.81	\$ 2.86	\$ 2.92	
	Daytime Population (1)	325	334	343	352	361	370	379	387	396	405	
	Cost	\$ 795	\$ 834	\$ 873	\$ 914	\$ 956	\$ 1,000	\$ 1,044	\$ 1,089	\$ 1,135	\$ 1,184	\$ 15,830
Police	Calls per Daytime Population											
	Cost Per Call	\$ 609	\$ 627	\$ 646	\$ 666	\$ 686	\$ 706	\$ 727	\$ 749	\$ 772	\$ 795	
	Daytime Population	325	334	343	352	361	370	379	387	396	405	
	Cost	\$ 111,735	\$ 118,266	\$ 125,089	\$ 132,214	\$ 139,654	\$ 147,413	\$ 155,512	\$ 163,964	\$ 172,783	\$ 181,984	\$ 2,251,270
Fire	Calls per Daytime Population											
	Cost Per Call	\$ 2,204	\$ 2,270	\$ 2,338	\$ 2,408	\$ 2,480	\$ 2,555	\$ 2,631	\$ 2,710	\$ 2,792	\$ 2,875	
	Daytime Population	325	334	343	352	361	370	379	387	396	405	
	Cost	\$ 53,514	\$ 56,642	\$ 59,909	\$ 63,322	\$ 66,885	\$ 70,601	\$ 74,480	\$ 78,528	\$ 82,752	\$ 87,158	\$ 1,078,212
Public Works	Cost Factor	\$ 18	\$ 19	\$ 19	\$ 19	\$ 20	\$ 20	\$ 21	\$ 21	\$ 21	\$ 22	
	Daytime Population	325	334	343	352	361	370	379	387	396	405	
	Cost	\$ 5,961	\$ 6,248	\$ 6,545	\$ 6,851	\$ 7,168	\$ 7,496	\$ 7,823	\$ 8,161	\$ 8,510	\$ 8,870	\$ 118,538
Maintenance Services	Cost Factor	\$ 7,485	\$ 7,710	\$ 7,941	\$ 8,179	\$ 8,424	\$ 8,677	\$ 8,937	\$ 9,206	\$ 9,482	\$ 9,766	
	Street Miles	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	
	Cost	\$ 10,030	\$ 10,331	\$ 10,641	\$ 10,960	\$ 11,289	\$ 11,627	\$ 11,976	\$ 12,335	\$ 12,705	\$ 13,087	\$ 200,537
Development Services	Cost Factor	\$ 0.67	\$ 0.68	\$ 0.69	\$ 0.71	\$ 0.72	\$ 0.74	\$ 0.75	\$ 0.77	\$ 0.78	\$ 0.80	
	Daytime Population	325	334	343	352	361	370	379	387	396	405	
	Cost	\$ 217	\$ 227	\$ 238	\$ 249	\$ 261	\$ 272	\$ 284	\$ 297	\$ 309	\$ 322	\$ 4,309
Library & Neighborhood Services	Cost Factor	\$ 48.17	\$ 49.21	\$ 50.28	\$ 51.38	\$ 52.50	\$ 53.66	\$ 54.76	\$ 55.89	\$ 57.05	\$ 58.24	
	New Resident Population	313	322	331	340	349	358	367	376	385	394	
	Cost	\$ 15,100	\$ 15,869	\$ 16,665	\$ 17,489	\$ 18,343	\$ 19,226	\$ 20,111	\$ 21,027	\$ 21,973	\$ 22,951	\$ 302,854
Total Cost		\$ 197,353	\$ 208,417	\$ 219,960	\$ 232,000	\$ 244,556	\$ 257,635	\$ 271,230	\$ 285,400	\$ 300,168	\$ 315,556	\$ 3,971,550

(1) Daytime population includes 100% residential population plus 33% of non-residential.

TABLE D-1 PROPERTY TAX

PROPERTY TAX	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Base Assessed Valuation Study Area (1)	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621
Property Tax Revenue (1% tax)	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716
City Share of 1 percent property tax @ 16.3% (2)	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624

PROPERTY TAX	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Property Tax
Base Assessed Valuation Study Area (1)	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	\$ 8,971,621	
Property Tax Revenue (1% tax)	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	\$ 89,716	
City Share of 1 percent property tax @ 16.3% (2)	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 292,475

Notes

(1) Assessed valuation at base year of redevelopment formation (1999). Assessed valuation from County Redevelopment Agency.

(2) Increased property tax revenue resulting from increased assessed valuation from new development is retained by the County Redevelopment Agency via the tax increment (accounting for housing set-aside and pass through).

APPENDIX D. REVENUE DETAILS

TABLE D-2 PROPERTY TRANSFER TAX

PROPERTY TRANSFER TAX	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential Single Family Detached										
Existing Residence Property Value ⁽¹⁾	\$ 11,155,084	\$ 11,378,185	\$ 11,654,513	\$ 11,945,875	\$ 12,244,522	\$ 12,550,635	\$ 12,873,366	\$ 13,204,395	\$ 13,543,937	\$ 13,892,210
Turnover ⁽²⁾		14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%
Value of Turnover	\$ -	\$ 1,625,455	\$ 1,664,930	\$ 1,706,554	\$ 1,749,217	\$ 1,792,948	\$ 1,839,052	\$ 1,886,342	\$ 1,934,848	\$ 1,984,601
Transfer Tax Revenue (\$4.50 per \$1,000)	\$ -	\$ 7,315	\$ 7,492	\$ 7,679	\$ 7,871	\$ 8,068	\$ 8,276	\$ 8,489	\$ 8,707	\$ 8,931
New Market Rate Single Family Development										
Average Sales Price ⁽³⁾	\$400,000	\$412,000	\$424,360	\$439,213	\$454,585	\$470,496	\$489,315	\$508,888	\$529,243	\$550,413
Appreciation rate ⁽⁴⁾		3.0%	3.0%	3.5%	3.5%	3.5%	4.0%	4.0%	4.0%	4.0%
Value of Turnover	\$0	\$1,170,947	\$1,206,076	\$1,248,288	\$1,291,979	\$1,337,198	\$1,390,686	\$1,446,313	\$1,504,166	\$1,564,332
Transfer Tax Revenue (\$4.50 per \$1,000)	\$ -	\$ 5,269	\$ 5,427	\$ 5,617	\$ 5,814	\$ 6,017	\$ 6,258	\$ 6,508	\$ 6,769	\$ 7,039
Assumed Turnover of New Market Rate Single Family Development										
Average Sales Price ⁽³⁾	\$400,000	\$412,000	\$424,360	\$439,213	\$454,585	\$470,496	\$489,315	\$508,888	\$529,243	\$550,413
Appreciation rate ⁽⁴⁾		3.0%	3.0%	3.5%	3.5%	3.5%	4.0%	4.0%	4.0%	4.0%
Value of Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,504,166	\$1,564,332
Transfer Tax Revenue (\$4.50 per \$1,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,769	\$ 7,039
Total Property Transfer Tax	\$ -	\$ 12,584	\$ 12,920	\$ 13,297	\$ 13,685	\$ 14,086	\$ 14,534	\$ 14,997	\$ 22,244	\$ 23,010

APPENDIX D. REVENUE DETAILS

PROPERTY TRANSFER TAX	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Transfer Tax
Residential Single Family Detached											
Existing Residence Property Value ⁽¹⁾	\$ 14,249,438	\$ 14,615,852	\$ 14,991,688	\$ 15,377,189	\$ 15,772,602	\$ 16,178,183	\$ 16,594,194	\$ 17,020,902	\$ 17,458,582	\$ 17,907,517	
Turnover ⁽²⁾	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	
Value of Turnover	\$ 2,035,634	\$ 2,087,979	\$ 2,141,670	\$ 2,196,741	\$ 2,253,229	\$ 2,311,169	\$ 2,370,599	\$ 2,431,557	\$ 2,494,083	\$ 2,558,217	
Transfer Tax Revenue (\$4.50 per \$1,000)	\$ 9,160	\$ 9,396	\$ 9,638	\$ 9,885	\$ 10,140	\$ 10,400	\$ 10,668	\$ 10,942	\$ 11,223	\$ 11,512	\$ 175,792
New Market Rate Single Family Development	3	3	3	3	3	3	3	3	3	3	54
Average Sales Price ⁽³⁾	\$572,430	\$595,327	\$619,140	\$643,906	\$669,662	\$696,448	\$724,306	\$753,278	\$783,410	\$814,746	
Appreciation rate ⁽⁴⁾	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	
Value of Turnover	\$1,626,906	\$1,691,982	\$1,759,661	\$1,830,048	\$1,903,249	\$1,979,379	\$2,058,555	\$2,140,897	\$2,226,533	\$2,315,594	
Transfer Tax Revenue (\$4.50 per \$1,000)	\$ 7,321	\$ 7,614	\$ 7,918	\$ 8,235	\$ 8,565	\$ 8,907	\$ 9,263	\$ 9,634	\$ 10,019	\$ 10,420	\$ 142,618
Assumed Turnover of New Market Rate Single Family Development	3	3	3	3	3	3	3	3	3	3	
Average Sales Price ⁽³⁾	\$572,430	\$595,327	\$619,140	\$643,906	\$669,662	\$696,448	\$724,306	\$753,278	\$783,410	\$814,746	
Appreciation rate ⁽⁴⁾	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	
Value of Turnover	\$1,626,906	\$1,691,982	\$1,759,661	\$1,830,048	\$1,903,249	\$1,979,379	\$2,058,555	\$2,140,897	\$2,226,533	\$2,315,594	
Transfer Tax Revenue (\$4.50 per \$1,000)	\$ 7,321	\$ 7,614	\$ 7,918	\$ 8,235	\$ 8,565	\$ 8,907	\$ 9,263	\$ 9,634	\$ 10,019	\$ 10,420	\$ 101,706
Total Property Transfer Tax	\$ 23,803	\$ 24,624	\$ 25,474	\$ 26,356	\$ 27,269	\$ 28,215	\$ 29,195	\$ 30,210	\$ 31,262	\$ 32,352	\$420,115

Notes

- (1) Assumed assessed valuation for existing residential single family detached, based on assessor data provided for 2004 and increased by 2% per year to 2010, per Prop. 13. Existing residential property values that do not "turn over" increase by 2% annually. Property values turned over and reflect re-sale activity are assumed to appreciate at the rates based on property tax revenue forecast provided by the City of Hayward. These appreciate rates are shown in the new market rate development and range from 3% to 4%.
- (2) Property turnover assumption of every 7 yrs. for residential (14.3%).
- (3) Based on recent selling prices and average market rates for current single family housing in the West Mohr and Mohr Depot study areas and adjacent development, as estimated by Zillow.com for year 2009 using proprietary methods. Current home values range from \$250,000 to \$500,000. An average of \$400,000 per new single family unit is used for the fiscal analysis.
- (4) Assumed appreciation rates based on property tax revenue forecast provided by the City of Hayward.

	City Property Transfer Tax Rate (1)	County Property Transfer Tax Rate	County Assessor's Property Tax Rate
City Property Transfer Tax Rate (1)	\$4.50	\$1.10	\$5.60

Notes:

- (1) Californiacityfinance.com

APPENDIX D. REVENUE DETAILS

TABLE D-3 PROPERTY TAX IN-LIEU OF VLF

	2009-10 Budget										
In-Lieu VLF	\$ 10,698,000										
Citywide Population (2010)	149,100										
In-lieu VLF per capita	\$ 71.75	\$ 73.19	\$ 74.65	\$ 76.14	\$ 77.67	\$ 79.22	\$ 80.80	\$ 82.42	\$ 84.07	\$ 85.75	
Annual Fee Growth (1)	2%										
Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Residential Population Growth from New Development	0	9	18	27	36	45	54	63	72	81	
Estimated In-lieu VLF	\$ -	\$ 656	\$ 1,338	\$ 2,046	\$ 2,783	\$ 3,550	\$ 4,346	\$ 5,172	\$ 6,030	\$ 6,920	

	2009-10 Budget											
In-Lieu VLF	\$ 10,698,000											
Citywide Population (2010)	149,100											
In-lieu VLF per capita	\$ 71.75	\$ 87.46	\$ 89.21	\$ 91.00	\$ 92.82	\$ 94.67	\$ 96.57	\$ 98.50	\$ 100.47	\$ 102.48	\$ 104.53	
Annual Fee Growth (1)	2%											
Year	2010	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Residential Population Growth from New Development	0	90	99	108	117	126	135	143	152	161	170	
Estimated In-lieu VLF	\$ -	\$ 7,843	\$ 8,800	\$ 9,793	\$ 10,821	\$ 11,887	\$ 12,989	\$ 14,130	\$ 15,312	\$ 16,535	\$ 17,801	\$ 158,753

(1) Assumed growth rate taking into account the Prop. 13 allowed assessed value increase.

APPENDIX D. REVENUE DETAILS

TABLE D-4 SALES TAX FROM NEW HOUSEHOLD TAXABLE EXPENDITURES

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total New Households	-	3	6	9	11	14	17	20	23	26
Median Household Income ⁽¹⁾	\$ 65,477	\$ 67,965	\$ 70,548	\$ 73,229	\$ 76,011	\$ 78,900	\$ 81,898	\$ 85,010	\$ 88,240	\$ 91,594
Avg. Annual HH Taxable Expenditure ⁽²⁾	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Taxable Expenditures	\$ -	\$ 48,291	\$ 100,252	\$ 156,093	\$ 216,032	\$ 280,302	\$ 349,144	\$ 422,813	\$ 501,577	\$ 585,717
Captured by City of Hayward ⁽³⁾	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
Expenditures Captured by Hayward	\$ -	\$ 31,389	\$ 65,164	\$ 101,460	\$ 140,421	\$ 182,196	\$ 226,943	\$ 274,829	\$ 326,025	\$ 380,716
1% Sales Tax ⁽⁴⁾	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Indirect Sales Tax Revenue	\$ -	\$ 314	\$ 652	\$ 1,015	\$ 1,404	\$ 1,822	\$ 2,269	\$ 2,748	\$ 3,260	\$ 3,807

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total New Households	28	31	34	37	40	43	45	48	51	54	
Median Household Income ⁽¹⁾	\$ 95,074	\$ 98,687	\$ 102,437	\$ 106,330	\$ 110,370	\$ 114,564	\$ 118,918	\$ 123,437	\$ 128,127	\$ 132,996	
Avg. Annual HH Taxable Expenditure ⁽²⁾	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	
Taxable Expenditures	\$ 675,527	\$ 771,316	\$ 873,411	\$ 982,150	\$ 1,097,893	\$ 1,221,014	\$ 1,351,906	\$ 1,490,984	\$ 1,638,679	\$ 1,795,446	
Captured by City of Hayward ⁽³⁾	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	
Expenditures Captured by Hayward	\$ 439,092	\$ 501,356	\$ 567,717	\$ 638,398	\$ 713,630	\$ 793,659	\$ 878,739	\$ 969,139	\$ 1,065,141	\$ 1,167,040	
1% Sales Tax ⁽⁴⁾	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	
Indirect Sales Tax Revenue	\$ 4,391	\$ 5,014	\$ 5,677	\$ 6,384	\$ 7,136	\$ 7,937	\$ 8,787	\$ 9,691	\$ 10,651	\$ 11,670	\$ 94,631

(1) Median household income of \$60,771 for 2007 for Hayward from city-data.com. Annual growth of 3.8% based on historic income growth in Alameda County. Household income growth from California Statistical Abstract, Department of Finance.

(2) Bureau of Labor Statistics

(3) Assumption used for Mt. Eden Phase I Fiscal Impact Analysis.

(4) Comprised of both sales tax and property tax in-lieu revenues

APPENDIX D. REVENUE DETAILS

TABLE D-5 UTILITY USERS TAX

Utility Users Tax											
	2009-10 Budget										
Utility Users Tax	\$ 10,000,000										
Citywide Daytime Population (2010)	183,451										
Fee Per Capita	\$ 54.51	\$ 57.24	\$ 60.10	\$ 63.10	\$ 66.26	\$ 69.57	\$ 73.05	\$ 76.70	\$ 80.54	\$ 84.56	
Annual Fee Growth (1)	5%										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Cumulative Residential Population	224	233	242	251	260	269	278	287	296	305	
Utility Users Tax Revenue	\$ 12,200	\$ 13,323	\$ 14,527	\$ 15,819	\$ 17,203	\$ 18,688	\$ 20,278	\$ 21,980	\$ 23,802	\$ 25,751	
Fee Per Capita	\$ 88.79	\$ 93.23	\$ 97.89	\$ 102.79	\$ 107.93	\$ 113.32	\$ 118.99	\$ 124.94	\$ 131.19	\$ 137.75	
Annual Fee Growth (1)											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Cumulative Residential Population	313	322	331	340	349	358	367	376	385	394	
Utility Users Tax Revenue	\$ 27,835	\$ 30,063	\$ 32,444	\$ 34,988	\$ 37,706	\$ 40,605	\$ 43,700	\$ 47,004	\$ 50,528	\$ 54,287	\$ 582,731

(1) Growth rate based on city budget forecast

TABLE D-6 FRANCHISE FEES

Franchise Fee											
	2009-10 Budget										
Waste Management	\$ 4,100,000										
Water Franchise	\$ 1,868,000										
Sewer Franchise	\$ 1,267,000										
Cable TV Franchise	\$ 860,000										
PG&E	\$ 1,052,000										
Total	\$ 9,147,000										
Citywide Population (2010)	149,100										
Fee Per Capita	\$ 61.35	\$ 64.42	\$ 67.64	\$ 71.02	\$ 74.57	\$ 78.30	\$ 82.21	\$ 86.32	\$ 90.64	\$ 95.17	
Annual Fee Growth (1)	5%										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Cumulative Residential Population	224	233	242	251	260	269	278	287	296	305	
Franchise Fee Revenues	\$ 13,730	\$ 14,994	\$ 16,349	\$ 17,803	\$ 19,361	\$ 21,032	\$ 22,821	\$ 24,737	\$ 26,787	\$ 28,981	
Fee Per Capita	\$ 99.93	\$ 104.93	\$ 110.17	\$ 115.68	\$ 121.47	\$ 127.54	\$ 133.92	\$ 140.61	\$ 147.64	\$ 155.02	
Annual Fee Growth (1)											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Cumulative Residential Population	313	322	331	340	349	358	367	376	385	394	
Franchise Fee Revenues	\$ 31,326	\$ 33,834	\$ 36,514	\$ 39,377	\$ 42,436	\$ 45,699	\$ 49,182	\$ 52,899	\$ 56,866	\$ 61,096	\$ 655,825

(1) Growth rate based on city budget forecast

APPENDIX D. REVENUE DETAILS

TABLE D-7 BUSINESS TAX

Business Tax											
2009-10 Budget	\$ 2,400,000										
Citywide Employees (2010)	71,050										
Business Tax Revenue Per Employee	\$ 33.78	\$ 34.45	\$ 35.14	\$ 35.85	\$ 36.56	\$ 37.29	\$ 38.04	\$ 38.80	\$ 39.58	\$ 40.37	
Annual Tax Growth (1)	2%										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Industrial Employees	0	0	0	0	5	5	5	5	5	5	
Business Tax Revenue	\$ -	\$ -	\$ -	\$ -	\$ 192	\$ 196	\$ 200	\$ 204	\$ 208	\$ 212	

Business Tax											
2009-10 Budget											
Citywide Employees (2010)											
Business Tax Revenue Per Employee	\$ 41.18	\$ 42.00	\$ 42.84	\$ 43.70	\$ 44.57	\$ 45.46	\$ 46.37	\$ 47.30	\$ 48.24	\$ 49.21	
Annual Tax Growth (1)											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Industrial Employees	5	5	5	5	5	5	5	5	5	5	
Business Tax Revenue	\$ 216	\$ 220	\$ 225	\$ 229	\$ 234	\$ 239	\$ 243	\$ 248	\$ 253	\$ 258	\$ 3,578

(1) Growth rate based on city budget forecast for "other taxes".

TABLE D-8 FINES

Fines & Forfeitures											
	2009-10 Budget										
Library Fines	\$ 90,000										
Parking Citations	\$ 470,000										
FTB Parking Tax Offset	\$ 74,000										
Photo Red Light	\$ 529,000										
Vehicle Fines	\$ 300,000										
Criminal Fines	\$ 180,000										
Administrative Citations	\$ 100,000										
Total Fines & Forfeitures	\$ 1,743,000										
Citywide Daytime Population (2010)	183,451										
Fines & Forfeitures Revenue Per Daytime Population	\$ 9.50	\$ 9.69	\$ 9.89	\$ 10.08	\$ 10.28	\$ 10.49	\$ 10.70	\$ 10.91	\$ 11.13	\$ 11.35	
Annual Fee Growth (1)	2%										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Cumulative Residential Population	224	233	242	251	260	269	278	287	296	305	
Fines & Forfeitures Revenue	\$ 2,126	\$ 2,256	\$ 2,389	\$ 2,528	\$ 2,670	\$ 2,818	\$ 2,970	\$ 3,128	\$ 3,290	\$ 3,458	

Fines & Forfeitures Revenue Per Daytime Population	\$ 11.58	\$ 11.81	\$ 12.05	\$ 12.29	\$ 12.54	\$ 12.79	\$ 13.04	\$ 13.30	\$ 13.57	\$ 13.84	
Annual Fee Growth (1)											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Cumulative Residential Population	313	322	331	340	349	358	367	376	385	394	
Fines & Forfeitures Revenue	\$ 3,631	\$ 3,809	\$ 3,994	\$ 4,184	\$ 4,380	\$ 4,582	\$ 4,790	\$ 5,005	\$ 5,227	\$ 5,455	\$ 72,689

(1) Growth rate based on outer years city budget forecast under "all other".

APPENDIX D. REVENUE DETAILS

TABLE D-9 MOTOR VEHICLE FEES

	2009-10 Budget										
Motor Vehicle License Fee	\$ 500,000										
Citywide Population (2010)	149,100										
Fee Per Capita	\$ 3.35	\$ 3.42	\$ 3.49	\$ 3.56	\$ 3.63	\$ 3.70	\$ 3.78	\$ 3.85	\$ 3.93	\$ 4.01	
Annual Fee Growth (1)	2%										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Cumulative Residential Population	224	233	242	251	260	269	278	287	296	305	
Motor Vehicle License Fee Revenue	\$ 751	\$ 796	\$ 843	\$ 892	\$ 942	\$ 995	\$ 1,048	\$ 1,104	\$ 1,161	\$ 1,220	
Fee Per Capita	\$ 4.09	\$ 4.17	\$ 4.25	\$ 4.34	\$ 4.42	\$ 4.51	\$ 4.60	\$ 4.70	\$ 4.79	\$ 4.89	
Annual Fee Growth (1)											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Cumulative Residential Population	313	322	331	340	349	358	367	376	385	394	
Motor Vehicle License Fee Revenue	\$ 1,281	\$ 1,345	\$ 1,410	\$ 1,477	\$ 1,546	\$ 1,617	\$ 1,691	\$ 1,767	\$ 1,845	\$ 1,925	\$ 25,656

(1) Growth rate based on city budget forecast for "from other agencies".

TABLE D-10 EMERGENCY FACILITY FEE TAX

Emergency Facility Tax	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Cumulative New Households	71	74	77	80	82	85	88	91	94	97
Annual Per Household Tax Rate (1)	\$ 36.00	\$ 36.72	\$ 37.45	\$ 38.20	\$ 38.97	\$ 39.75	\$ 40.54	\$ 41.35	\$ 42.18	\$ 43.02
Annual Tax Growth (1)	2%									
Total Revenues from Households	\$ 2,556	\$ 2,711	\$ 2,872	\$ 3,038	\$ 3,210	\$ 3,387	\$ 3,570	\$ 3,759	\$ 3,954	\$ 4,155
Total Emergency Facility Tax	\$ 2,556	\$ 2,711	\$ 2,872	\$ 3,038	\$ 3,210	\$ 3,387	\$ 3,570	\$ 3,759	\$ 3,954	\$ 4,155

APPENDIX D. REVENUE DETAILS

Emergency Facility Tax	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Cumulative New Households	99	102	105	108	111	114	116	119	122	125	
Annual Per Household Tax Rate (1)	\$ 43.88	\$ 44.76	\$ 45.66	\$ 46.57	\$ 47.50	\$ 48.45	\$ 49.42	\$ 50.41	\$ 51.42	\$ 52.45	
Annual Tax Growth (1)											
Total Revenues from Households	\$ 4,363	\$ 4,577	\$ 4,799	\$ 5,027	\$ 5,263	\$ 5,506	\$ 5,756	\$ 6,015	\$ 6,281	\$ 6,556	\$ 87,354
Total Emergency Facility Tax	\$ 4,363	\$ 4,577	\$ 4,799	\$ 5,027	\$ 5,263	\$ 5,506	\$ 5,756	\$ 6,015	\$ 6,281	\$ 6,556	\$ 87,354

(1) Growth rate based on city budget forecast for "other taxes".

TABLE D-11 PUBLIC SAFETY-SALES TAX

Public Safety-Sales Tax Alloc.	2009-10 Budget										
	\$ 669,000										
Citywide Daytime Population (2010)	183,451										
Tax Per Capita	\$ 3.65	\$ 3.72	\$ 3.79	\$ 3.87	\$ 3.95	\$ 4.03	\$ 4.11	\$ 4.19	\$ 4.27	\$ 4.36	
Annual Fee Growth (1)	2%										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Cumulative Residential Population	224	233	242	251	260	269	278	287	296	305	
Public Safety-Sales Tax Revenues	\$ 816	\$ 866	\$ 917	\$ 970	\$ 1,025	\$ 1,082	\$ 1,140	\$ 1,200	\$ 1,263	\$ 1,327	

Tax Per Capita	\$ 4.45	\$ 4.53	\$ 4.62	\$ 4.72	\$ 4.81	\$ 4.91	\$ 5.01	\$ 5.11	\$ 5.21	\$ 5.31	
Annual Fee Growth (1)											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Cumulative Residential Population	313	322	331	340	349	358	367	376	385	394	
Public Safety-Sales Tax Revenues	\$ 1,394	\$ 1,462	\$ 1,533	\$ 1,606	\$ 1,681	\$ 1,759	\$ 1,839	\$ 1,921	\$ 2,006	\$ 2,094	\$ 27,900

(1) Growth rate based on city budget forecast for "from other agencies".

APPENDIX D. REVENUE DETAILS

TABLE D-12 GAS TAX

Gas Tax Revenues											
	2009-10 Budget (1)										
	\$ 1,274,500										
Citywide Population (2010)	149,100										
Tax Per Capita	\$ 8.55	\$ 8.80	\$ 9.07	\$ 9.34	\$ 9.62	\$ 9.91	\$ 10.21	\$ 10.51	\$ 10.83	\$ 11.15	
Annual Fee Growth (2)	3%										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Cumulative Residential Population	224	233	242	251	260	269	278	287	296	305	
Gas Tax Revenues	\$ 1,913	\$ 2,049	\$ 2,192	\$ 2,342	\$ 2,498	\$ 2,662	\$ 2,833	\$ 3,013	\$ 3,200	\$ 3,396	

Tax Per Capita	\$ 11.49	\$ 11.83	\$ 12.19	\$ 12.55	\$ 12.93	\$ 13.32	\$ 13.72	\$ 14.13	\$ 14.55	\$ 14.99	
Annual Fee Growth (2)											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Cumulative Residential Population	313	322	331	340	349	358	367	376	385	394	
Gas Tax Revenues	\$ 3,601	\$ 3,815	\$ 4,039	\$ 4,273	\$ 4,517	\$ 4,772	\$ 5,038	\$ 5,315	\$ 5,605	\$ 5,907	\$ 72,981

(1) Gas Tax Revenues transferred to the General Fund are based on last four years of gas tax transfers (2006-2009). FY 2010 budgeted gas tax revenues includes one time cost savings and federal stimulus funds. Therefore, 2010 figures are not representative of long term trends.

(2) Assumed growth rate.

APPENDIX D. REVENUE DETAILS

TABLE D-13 SUMMARY OF ANNUAL REVENUES

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Property Tax	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624
Property Transfer Tax	\$ -	\$ 12,584	\$ 12,920	\$ 13,297	\$ 13,685	\$ 14,086	\$ 14,534	\$ 14,997	\$ 22,244	\$ 23,010
Sales Tax	\$ -	\$ 314	\$ 652	\$ 1,015	\$ 1,404	\$ 1,822	\$ 2,269	\$ 2,748	\$ 3,260	\$ 3,807
Utility Users Tax	\$ 12,200	\$ 13,323	\$ 14,527	\$ 15,819	\$ 17,203	\$ 18,688	\$ 20,278	\$ 21,980	\$ 23,802	\$ 25,751
Franchise Fees	\$ 13,730	\$ 14,994	\$ 16,349	\$ 17,803	\$ 19,361	\$ 21,032	\$ 22,821	\$ 24,737	\$ 26,787	\$ 28,981
Business Tax	\$ -	\$ -	\$ -	\$ -	\$ 192	\$ 196	\$ 200	\$ 204	\$ 208	\$ 212
Fines	\$ 2,126	\$ 2,256	\$ 2,389	\$ 2,528	\$ 2,670	\$ 2,818	\$ 2,970	\$ 3,128	\$ 3,290	\$ 3,458
In-Lieu VLF	\$ -	\$ 656	\$ 1,338	\$ 2,046	\$ 2,783	\$ 3,550	\$ 4,346	\$ 5,172	\$ 6,030	\$ 6,920
Motor Vehicle License Fee	\$ 751	\$ 796	\$ 843	\$ 892	\$ 942	\$ 995	\$ 1,048	\$ 1,104	\$ 1,161	\$ 1,220
Emergency Facility Tax	\$ 2,556	\$ 2,711	\$ 2,872	\$ 3,038	\$ 3,210	\$ 3,387	\$ 3,570	\$ 3,759	\$ 3,954	\$ 4,155
Public Safety-Sales Tax	\$ 816	\$ 866	\$ 917	\$ 970	\$ 1,025	\$ 1,082	\$ 1,140	\$ 1,200	\$ 1,263	\$ 1,327
Gas Tax	\$ 1,913	\$ 2,049	\$ 2,192	\$ 2,342	\$ 2,498	\$ 2,662	\$ 2,833	\$ 3,013	\$ 3,200	\$ 3,396
Total	\$ 48,716	\$ 65,172	\$ 69,623	\$ 74,373	\$ 79,599	\$ 84,939	\$ 90,633	\$ 96,665	\$ 109,823	\$ 116,861

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Property Tax	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 14,624	\$ 292,475
Property Transfer Tax	\$ 23,803	\$ 24,624	\$ 25,474	\$ 26,356	\$ 27,269	\$ 28,215	\$ 29,195	\$ 30,210	\$ 31,262	\$ 32,352	\$ 420,115
Sales Tax	\$ 4,391	\$ 5,014	\$ 5,677	\$ 6,384	\$ 7,136	\$ 7,937	\$ 8,787	\$ 9,691	\$ 10,651	\$ 11,670	\$ 94,631
Utility Users Tax	\$ 27,835	\$ 30,063	\$ 32,444	\$ 34,988	\$ 37,706	\$ 40,605	\$ 43,700	\$ 47,004	\$ 50,528	\$ 54,287	\$ 582,731
Franchise Fees	\$ 31,326	\$ 33,834	\$ 36,514	\$ 39,377	\$ 42,436	\$ 45,699	\$ 49,182	\$ 52,899	\$ 56,866	\$ 61,096	\$ 655,825
Business Tax	\$ 216	\$ 220	\$ 225	\$ 229	\$ 234	\$ 239	\$ 243	\$ 248	\$ 253	\$ 258	\$ 3,578
Fines	\$ 3,631	\$ 3,809	\$ 3,994	\$ 4,184	\$ 4,380	\$ 4,582	\$ 4,790	\$ 5,005	\$ 5,227	\$ 5,455	\$ 72,689
In-Lieu VLF	\$ 7,843	\$ 8,800	\$ 9,793	\$ 10,821	\$ 11,887	\$ 12,989	\$ 14,130	\$ 15,312	\$ 16,535	\$ 17,801	\$ 158,753
Motor Vehicle License Fee	\$ 1,281	\$ 1,345	\$ 1,410	\$ 1,477	\$ 1,546	\$ 1,617	\$ 1,691	\$ 1,767	\$ 1,845	\$ 1,925	\$ 25,656
Emergency Facility Tax	\$ 4,363	\$ 4,577	\$ 4,799	\$ 5,027	\$ 5,263	\$ 5,506	\$ 5,756	\$ 6,015	\$ 6,281	\$ 6,556	\$ 87,354
Public Safety-Sales Tax	\$ 1,394	\$ 1,462	\$ 1,533	\$ 1,606	\$ 1,681	\$ 1,759	\$ 1,839	\$ 1,921	\$ 2,006	\$ 2,094	\$ 27,900
Gas Tax	\$ 3,601	\$ 3,815	\$ 4,039	\$ 4,273	\$ 4,517	\$ 4,772	\$ 5,038	\$ 5,315	\$ 5,605	\$ 5,907	\$ 72,981
Total	\$ 124,308	\$ 132,187	\$ 140,525	\$ 149,346	\$ 158,678	\$ 168,542	\$ 178,975	\$ 190,011	\$ 201,682	\$ 214,026	\$ 2,494,686

APPENDIX E. TAX INCREMENT DETAILS

TABLE E-1 NET TAX INCREMENT PROJECT AREA

Tax Increment Projection - West Mohr and Mohr Depot Islands

Year Number	Year	Assessed Value Projections					Gross Tax Increment	Housing Set Aside (20%)	Pass-Throughs (3)			Net Tax Increment		
		Base AV	New Dev. AV (1)	Lost AV (2)	Net AV	AV Increment			Years 1-40	Years 11-40	Years 31-40	Annual	Cumulative	
0	1999	\$ 8,971,621	\$ -	\$ -	\$ 8,971,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2000	\$ 9,151,054	\$ -	\$ -	\$ 9,151,054	\$ 179,432	\$ 1,794	\$ 359	\$ 359	\$ -	\$ -	\$ 1,077	\$ 1,077	
2	2001	\$ 9,334,075	\$ -	\$ -	\$ 9,334,075	\$ 362,454	\$ 3,625	\$ 725	\$ 725	\$ -	\$ -	\$ 2,175	\$ 3,251	
3	2002	\$ 9,520,756	\$ -	\$ -	\$ 9,520,756	\$ 549,135	\$ 5,491	\$ 1,098	\$ 1,098	\$ -	\$ -	\$ 3,295	\$ 6,546	
4	2003	\$ 9,711,172	\$ -	\$ -	\$ 9,711,172	\$ 739,550	\$ 7,396	\$ 1,479	\$ 1,479	\$ -	\$ -	\$ 4,437	\$ 10,983	
5	2004	\$ 9,905,395	\$ -	\$ -	\$ 9,905,395	\$ 933,774	\$ 9,338	\$ 1,868	\$ 1,868	\$ -	\$ -	\$ 5,603	\$ 16,586	
6	2005	\$ 10,103,503	\$ -	\$ -	\$ 10,103,503	\$ 1,131,881	\$ 11,319	\$ 2,264	\$ 2,264	\$ -	\$ -	\$ 6,791	\$ 23,377	
7	2006	\$ 10,305,573	\$ -	\$ -	\$ 10,305,573	\$ 1,333,952	\$ 13,340	\$ 2,668	\$ 2,668	\$ -	\$ -	\$ 8,004	\$ 31,381	
8	2007	\$ 10,511,684	\$ -	\$ -	\$ 10,511,684	\$ 1,540,063	\$ 15,401	\$ 3,080	\$ 3,080	\$ -	\$ -	\$ 9,240	\$ 40,621	
9	2008	\$ 10,721,918	\$ -	\$ -	\$ 10,721,918	\$ 1,750,297	\$ 17,503	\$ 3,501	\$ 3,501	\$ -	\$ -	\$ 10,502	\$ 51,123	
10	2009	\$ 10,936,356	\$ -	\$ -	\$ 10,936,356	\$ 1,964,735	\$ 19,647	\$ 3,929	\$ 3,929	\$ -	\$ -	\$ 11,788	\$ 62,912	
11	2010	\$ 11,155,084	\$ -	\$ -	\$ 11,155,084	\$ 2,183,462	\$ 21,835	\$ 4,367	\$ 4,367	\$ 3,668	\$ -	\$ 9,433	\$ 72,344	
12	2011	\$ 11,378,185	\$ 4,586,842	\$ 1,625,455	\$ 14,339,572	\$ 5,367,951	\$ 53,680	\$ 10,736	\$ 10,736	\$ 9,018	\$ -	\$ 23,190	\$ 95,534	
13	2012	\$ 11,605,749	\$ 9,403,026	\$ 3,315,928	\$ 17,692,847	\$ 8,721,226	\$ 87,212	\$ 17,442	\$ 17,442	\$ 14,652	\$ -	\$ 37,676	\$ 133,209	
14	2013	\$ 11,837,864	\$ 14,457,268	\$ 5,073,370	\$ 21,221,761	\$ 12,250,140	\$ 122,501	\$ 24,500	\$ 24,500	\$ 20,580	\$ -	\$ 52,921	\$ 186,130	
15	2014	\$ 12,074,621	\$ 19,758,579	\$ 6,899,784	\$ 24,933,417	\$ 15,961,795	\$ 159,618	\$ 31,924	\$ 31,924	\$ 26,816	\$ -	\$ 68,955	\$ 255,085	
16	2015	\$ 12,316,114	\$ 25,316,282	\$ 8,797,224	\$ 28,835,172	\$ 19,863,550	\$ 198,636	\$ 39,727	\$ 39,727	\$ 33,371	\$ -	\$ 85,811	\$ 340,896	
17	2016	\$ 12,562,436	\$ 31,140,015	\$ 10,767,802	\$ 32,934,648	\$ 23,963,027	\$ 239,630	\$ 47,926	\$ 47,926	\$ 40,258	\$ -	\$ 103,520	\$ 444,416	
18	2017	\$ 12,813,685	\$ 37,239,744	\$ 12,813,685	\$ 37,239,744	\$ 28,268,123	\$ 282,681	\$ 56,536	\$ 56,536	\$ 47,490	\$ -	\$ 122,118	\$ 566,534	
19	2018	\$ 13,069,958	\$ 39,382,712	\$ 13,069,958	\$ 39,382,712	\$ 30,411,090	\$ 304,111	\$ 60,822	\$ 60,822	\$ 51,091	\$ -	\$ 141,000	\$ 838,910	
20	2019	\$ 13,331,358	\$ 41,610,483	\$ 13,331,358	\$ 41,610,483	\$ 32,638,862	\$ 326,389	\$ 65,278	\$ 65,278	\$ 54,833	\$ -	\$ 151,003	\$ 989,913	
21	2020	\$ 13,597,985	\$ 43,926,014	\$ 13,597,985	\$ 43,926,014	\$ 34,954,393	\$ 349,544	\$ 69,909	\$ 69,909	\$ 58,723	\$ -	\$ 161,398	\$ 1,151,311	
22	2021	\$ 13,869,944	\$ 46,332,355	\$ 13,869,944	\$ 46,332,355	\$ 37,360,734	\$ 373,607	\$ 74,721	\$ 74,721	\$ 62,766	\$ -	\$ 172,200	\$ 1,323,511	
23	2022	\$ 14,147,343	\$ 48,832,658	\$ 14,147,343	\$ 48,832,658	\$ 39,861,036	\$ 398,610	\$ 79,722	\$ 79,722	\$ 66,967	\$ -	\$ 183,421	\$ 1,506,932	
24	2023	\$ 14,430,290	\$ 51,430,176	\$ 14,430,290	\$ 51,430,176	\$ 42,458,554	\$ 424,586	\$ 84,917	\$ 84,917	\$ 71,330	\$ -	\$ 195,077	\$ 1,702,009	
25	2024	\$ 14,718,896	\$ 54,128,270	\$ 14,718,896	\$ 54,128,270	\$ 45,156,649	\$ 451,566	\$ 90,313	\$ 90,313	\$ 75,863	\$ -	\$ 207,182	\$ 1,909,191	
26	2025	\$ 15,013,274	\$ 56,930,411	\$ 15,013,274	\$ 56,930,411	\$ 47,958,790	\$ 479,588	\$ 95,918	\$ 95,918	\$ 80,571	\$ -	\$ 219,752	\$ 2,128,943	
27	2026	\$ 15,313,539	\$ 59,840,183	\$ 15,313,539	\$ 59,840,183	\$ 50,868,561	\$ 508,686	\$ 101,737	\$ 101,737	\$ 85,459	\$ -	\$ 232,803	\$ 2,361,746	
28	2027	\$ 15,619,810	\$ 62,861,284	\$ 15,619,810	\$ 62,861,284	\$ 53,889,663	\$ 538,897	\$ 107,779	\$ 107,779	\$ 90,535	\$ -	\$ 246,352	\$ 2,608,098	
29	2028	\$ 15,932,206	\$ 65,997,537	\$ 15,932,206	\$ 65,997,537	\$ 57,025,915	\$ 570,259	\$ 114,052	\$ 114,052	\$ 95,804	\$ -	\$ 260,415	\$ 2,868,513	
30	2029	\$ 16,250,850	\$ 69,252,885	\$ 16,250,850	\$ 69,252,885	\$ 60,281,263	\$ 602,813	\$ 120,563	\$ 120,563	\$ 101,273	\$ -	\$ 266,399	\$ 3,134,912	
31	2030	\$ 16,575,867	\$ 70,637,943	\$ 16,575,867	\$ 70,637,943	\$ 61,666,321	\$ 616,663	\$ 123,333	\$ 123,333	\$ 103,599	\$ -	\$ 266,399	\$ 3,134,912	
32	2031	\$ 16,907,385	\$ 72,050,701	\$ 16,907,385	\$ 72,050,701	\$ 63,079,080	\$ 630,791	\$ 126,158	\$ 126,158	\$ 105,973	\$ 70,649	\$ 201,853	\$ 3,338,765	
33	2032	\$ 17,245,532	\$ 73,491,715	\$ 17,245,532	\$ 73,491,715	\$ 64,520,094	\$ 645,201	\$ 129,040	\$ 129,040	\$ 108,394	\$ 72,263	\$ 206,464	\$ 3,543,229	
34	2033	\$ 17,590,443	\$ 74,961,550	\$ 17,590,443	\$ 74,961,550	\$ 65,989,928	\$ 659,899	\$ 131,980	\$ 131,980	\$ 110,863	\$ 73,909	\$ 211,168	\$ 3,754,397	
35	2034	\$ 17,942,252	\$ 76,460,781	\$ 17,942,252	\$ 76,460,781	\$ 67,489,159	\$ 674,892	\$ 134,978	\$ 134,978	\$ 113,382	\$ 75,588	\$ 215,965	\$ 3,970,362	
36	2035	\$ 18,301,097	\$ 77,989,996	\$ 18,301,097	\$ 77,989,996	\$ 69,018,375	\$ 690,184	\$ 138,037	\$ 138,037	\$ 115,951	\$ 77,301	\$ 220,859	\$ 4,191,221	
37	2036	\$ 18,667,119	\$ 79,549,796	\$ 18,667,119	\$ 79,549,796	\$ 70,578,175	\$ 705,782	\$ 141,156	\$ 141,156	\$ 118,571	\$ 79,048	\$ 225,850	\$ 4,417,071	
38	2037	\$ 19,040,461	\$ 81,140,792	\$ 19,040,461	\$ 81,140,792	\$ 72,169,171	\$ 721,692	\$ 144,338	\$ 144,338	\$ 121,244	\$ 80,829	\$ 230,941	\$ 4,648,012	
39	2038	\$ 19,421,271	\$ 82,763,608	\$ 19,421,271	\$ 82,763,608	\$ 73,791,987	\$ 737,920	\$ 147,584	\$ 147,584	\$ 123,971	\$ 82,647	\$ 236,134	\$ 4,884,147	
40	2039	\$ 19,809,696	\$ 84,418,880	\$ 19,809,696	\$ 84,418,880	\$ 75,447,259	\$ 754,473	\$ 150,895	\$ 150,895	\$ 126,751	\$ 84,501	\$ 241,431	\$ 5,125,578	
41	2040	\$ 20,205,890	\$ 86,107,258	\$ 20,205,890	\$ 86,107,258	\$ 77,135,636	\$ 771,356	\$ 154,271	\$ 154,271	\$ 129,588	\$ 86,392	\$ 246,834	\$ 5,372,412	
42	2041	\$ 20,610,008	\$ 87,829,403	\$ 20,610,008	\$ 87,829,403	\$ 78,857,782	\$ 788,578	\$ 157,716	\$ 157,716	\$ 132,481	\$ 88,321	\$ 252,345	\$ 5,624,757	

(1) Includes incremental absorption of 54 new market rate single family detached homes between FYs 2010 and 2029, plus turnover of existing homes at 14% per year between 2011 and 2017. Market rate new single family detached home price of \$400,000, and existing single family detached home price of \$350,000. Market prices increase by 3% annually. Recent sample homes for sale in Mt. Eden area from Zillow.com. Assessed value increase by 2% per Prop. 13 for same owner property.
 (2) Reductions in existing base AV are assumed to occur at a constant turnover rate of 14% per year between 2011 and 2017 (7 years).
 (3) Pass throughs are 20% in years 1-40, plus 16.8% in years 11-40 (base year 10), plus 11.2% in years 31-40 (base year 30).

APPENDIX E. TAX INCREMENT DETAILS

TABLE E-2 NET TAX INCREMENT WEST MOHR ISLAND

Tax Increment Projection - West Mohr Island

Year Number	Year	Assessed Value Projections					Gross Tax Increment	Housing Set Aside	Pass-Throughs (3)			Net Tax Increment		
		Base AV	New Dev. AV (1)	Lost AV (2)	Net AV	AV Increment			Years 1-40	Years 11-40	Years 31-40	Annual	Cumulative	
0	1999	\$ 3,109,858	\$ -	\$ -	\$ 3,109,858								\$ 373	\$ 373
1	2000	\$ 3,172,056	\$ -	\$ -	\$ 3,172,056	\$ 62,197	\$ 622	\$ 124	\$ 124				\$ 754	\$ 1,127
2	2001	\$ 3,235,497	\$ -	\$ -	\$ 3,235,497	\$ 125,698	\$ 1,256	\$ 251	\$ 251				\$ 1,142	\$ 2,269
3	2002	\$ 3,300,207	\$ -	\$ -	\$ 3,300,207	\$ 190,348	\$ 1,903	\$ 381	\$ 381				\$ 1,538	\$ 3,807
4	2003	\$ 3,366,211	\$ -	\$ -	\$ 3,366,211	\$ 256,352	\$ 2,564	\$ 513	\$ 513				\$ 1,942	\$ 5,749
5	2004	\$ 3,433,535	\$ -	\$ -	\$ 3,433,535	\$ 323,677	\$ 3,237	\$ 647	\$ 647				\$ 2,354	\$ 8,103
6	2005	\$ 3,502,206	\$ -	\$ -	\$ 3,502,206	\$ 392,347	\$ 3,923	\$ 785	\$ 785				\$ 2,774	\$ 10,878
7	2006	\$ 3,572,250	\$ -	\$ -	\$ 3,572,250	\$ 462,391	\$ 4,624	\$ 925	\$ 925				\$ 3,203	\$ 14,081
8	2007	\$ 3,643,695	\$ -	\$ -	\$ 3,643,695	\$ 533,836	\$ 5,338	\$ 1,068	\$ 1,068				\$ 3,640	\$ 17,721
9	2008	\$ 3,716,569	\$ -	\$ -	\$ 3,716,569	\$ 606,710	\$ 6,067	\$ 1,213	\$ 1,213				\$ 4,086	\$ 21,807
10	2009	\$ 3,790,900	\$ -	\$ -	\$ 3,790,900	\$ 681,042	\$ 6,810	\$ 1,362	\$ 1,362				\$ 4,468	\$ 26,275
11	2010	\$ 3,866,718	\$ -	\$ -	\$ 3,866,718	\$ 756,860	\$ 7,569	\$ 1,514	\$ 1,514	\$ 1,272			\$ 4,882	\$ 31,157
12	2011	\$ 3,944,052	\$ 1,368,421	\$ 563,436	\$ 4,749,037	\$ 1,639,179	\$ 16,392	\$ 3,278	\$ 3,278	\$ 2,754			\$ 5,156	\$ 36,313
13	2012	\$ 4,022,933	\$ 2,805,263	\$ 1,149,410	\$ 5,678,787	\$ 2,568,929	\$ 25,689	\$ 5,138	\$ 5,138	\$ 4,316			\$ 5,494	\$ 41,807
14	2013	\$ 4,103,392	\$ 4,313,126	\$ 1,758,597	\$ 6,657,922	\$ 3,548,063	\$ 35,481	\$ 7,096	\$ 7,096	\$ 5,961			\$ 5,885	\$ 47,692
15	2014	\$ 4,185,460	\$ 5,894,699	\$ 2,391,691	\$ 7,688,468	\$ 4,578,610	\$ 45,786	\$ 9,157	\$ 9,157	\$ 7,692			\$ 6,381	\$ 54,073
16	2015	\$ 4,269,169	\$ 7,562,763	\$ 3,049,407	\$ 8,772,526	\$ 5,662,668	\$ 56,627	\$ 11,325	\$ 11,325	\$ 9,513			\$ 6,914	\$ 60,987
17	2016	\$ 4,354,953	\$ 9,290,194	\$ 3,732,474	\$ 9,912,273	\$ 6,802,414	\$ 68,024	\$ 13,605	\$ 13,605	\$ 11,428			\$ 7,482	\$ 68,469
18	2017	\$ 4,441,644	\$ 11,109,964	\$ 4,441,644	\$ 11,109,964	\$ 8,000,105	\$ 80,001	\$ 16,000	\$ 16,000	\$ 13,440			\$ 8,082	\$ 76,551
19	2018	\$ 4,530,477	\$ 12,031,249	\$ 4,530,477	\$ 12,031,249	\$ 9,221,391	\$ 89,214	\$ 17,843	\$ 17,843	\$ 14,988			\$ 8,721	\$ 85,272
20	2019	\$ 4,621,086	\$ 12,991,933	\$ 4,621,086	\$ 12,991,933	\$ 9,882,075	\$ 98,621	\$ 19,784	\$ 19,784	\$ 16,602			\$ 9,423	\$ 94,695
21	2020	\$ 4,713,508	\$ 13,993,432	\$ 4,713,508	\$ 13,993,432	\$ 10,853,574	\$ 108,836	\$ 21,767	\$ 21,767	\$ 18,284			\$ 10,082	\$ 104,777
22	2021	\$ 4,807,778	\$ 15,037,211	\$ 4,807,778	\$ 15,037,211	\$ 11,927,353	\$ 119,274	\$ 23,855	\$ 23,855	\$ 20,038			\$ 10,757	\$ 115,534
23	2022	\$ 4,903,933	\$ 16,124,783	\$ 4,903,933	\$ 16,124,783	\$ 13,014,925	\$ 130,149	\$ 26,030	\$ 26,030	\$ 21,865			\$ 11,442	\$ 126,976
24	2023	\$ 5,002,012	\$ 17,257,711	\$ 5,002,012	\$ 17,257,711	\$ 14,147,853	\$ 141,479	\$ 28,296	\$ 28,296	\$ 23,768			\$ 12,177	\$ 139,153
25	2024	\$ 5,102,052	\$ 18,437,611	\$ 5,102,052	\$ 18,437,611	\$ 15,327,753	\$ 153,278	\$ 30,656	\$ 30,656	\$ 25,751			\$ 12,928	\$ 152,081
26	2025	\$ 5,204,093	\$ 19,666,151	\$ 5,204,093	\$ 19,666,151	\$ 16,556,293	\$ 165,563	\$ 33,113	\$ 33,113	\$ 27,815			\$ 13,703	\$ 165,784
27	2026	\$ 5,308,175	\$ 20,945,056	\$ 5,308,175	\$ 20,945,056	\$ 17,836,197	\$ 178,532	\$ 35,670	\$ 35,670	\$ 29,963			\$ 14,516	\$ 180,300
28	2027	\$ 5,414,339	\$ 22,276,106	\$ 5,414,339	\$ 22,276,106	\$ 19,166,247	\$ 191,662	\$ 38,332	\$ 38,332	\$ 32,199			\$ 15,357	\$ 195,657
29	2028	\$ 5,522,626	\$ 23,661,141	\$ 5,522,626	\$ 23,661,141	\$ 20,551,283	\$ 205,513	\$ 41,103	\$ 41,103	\$ 34,526			\$ 16,230	\$ 211,887
30	2029	\$ 5,633,078	\$ 25,102,063	\$ 5,633,078	\$ 25,102,063	\$ 21,992,204	\$ 219,922	\$ 43,984	\$ 43,984	\$ 36,947			\$ 17,144	\$ 229,031
31	2030	\$ 5,745,740	\$ 25,604,104	\$ 5,745,740	\$ 25,604,104	\$ 22,494,246	\$ 224,942	\$ 44,988	\$ 44,988	\$ 37,790			\$ 18,093	\$ 247,124
32	2031	\$ 5,860,654	\$ 26,116,186	\$ 5,860,654	\$ 26,116,186	\$ 23,006,328	\$ 230,063	\$ 46,013	\$ 46,013	\$ 38,651	\$ 25,767		\$ 19,020	\$ 266,144
33	2032	\$ 5,977,868	\$ 26,638,510	\$ 5,977,868	\$ 26,638,510	\$ 23,528,652	\$ 235,287	\$ 47,057	\$ 47,057	\$ 39,528	\$ 26,352		\$ 19,972	\$ 286,116
34	2033	\$ 6,097,425	\$ 27,171,280	\$ 6,097,425	\$ 27,171,280	\$ 24,061,422	\$ 240,614	\$ 48,123	\$ 48,123	\$ 40,423	\$ 26,949		\$ 20,947	\$ 307,063
35	2034	\$ 6,219,373	\$ 27,714,706	\$ 6,219,373	\$ 27,714,706	\$ 24,604,847	\$ 246,048	\$ 49,210	\$ 49,210	\$ 41,336	\$ 27,557		\$ 21,941	\$ 328,994
36	2035	\$ 6,343,761	\$ 28,269,000	\$ 6,343,761	\$ 28,269,000	\$ 25,159,141	\$ 251,591	\$ 50,318	\$ 50,318	\$ 42,267	\$ 28,178		\$ 22,960	\$ 351,954
37	2036	\$ 6,470,636	\$ 28,834,380	\$ 6,470,636	\$ 28,834,380	\$ 25,724,521	\$ 257,245	\$ 51,449	\$ 51,449	\$ 43,217	\$ 28,811		\$ 24,009	\$ 375,963
38	2037	\$ 6,600,049	\$ 29,411,067	\$ 6,600,049	\$ 29,411,067	\$ 26,301,209	\$ 263,012	\$ 52,602	\$ 52,602	\$ 44,186	\$ 29,457		\$ 25,078	\$ 400,041
39	2038	\$ 6,732,050	\$ 29,999,289	\$ 6,732,050	\$ 29,999,289	\$ 26,889,430	\$ 268,894	\$ 53,779	\$ 53,779	\$ 45,174	\$ 30,116		\$ 26,152	\$ 426,193
40	2039	\$ 6,866,691	\$ 30,599,275	\$ 6,866,691	\$ 30,599,275	\$ 27,489,416	\$ 274,894	\$ 54,979	\$ 54,979	\$ 46,182	\$ 30,788		\$ 27,250	\$ 453,443
41	2040	\$ 7,004,025	\$ 31,211,260	\$ 7,004,025	\$ 31,211,260	\$ 28,101,402	\$ 281,014	\$ 56,203	\$ 56,203	\$ 47,210	\$ 31,474		\$ 28,344	\$ 481,787
42	2041	\$ 7,144,105	\$ 31,835,485	\$ 7,144,105	\$ 31,835,485	\$ 28,725,627	\$ 287,256	\$ 57,451	\$ 57,451	\$ 48,259	\$ 32,173		\$ 29,467	\$ 511,254

(1) Includes incremental absorption of 54 new market rate single family detached homes between FYs 2010 and 2029, plus turnover of existing homes at 14% per year between 2011 and 2017. Market rate new single family detached home price of \$400,000, and existing single family detached home price of \$350,000. Market prices increase by 3% annually. Recent sample homes for sale in Mt. Eden area from Zillow.com. Assessed value increase by 2% per Prop. 13 for same owner property.
 (2) Reductions in existing base AV are assumed to occur at a constant turnover rate of 14% per year between 2011 and 2017, (7 years).
 (3) Pass throughs are 20% in years 1-40, plus 16.8% in years 11-40 (base year 10), plus 11.2% in years 31-40 (base year 30).

APPENDIX E. TAX INCREMENT DETAILS

TABLE E-3 NET TAX INCREMENT MOHR DEPOT ISLAND

Tax Increment Projection - Mohr Depot Island

Year Number	Year	Assessed Value Projections					Gross Tax Increment	Housing Set Aside	Pass-Throughs (3)			Net Tax Increment	
		Base AV	New Dev. AV (1)	Lost AV (2)	Net AV	AV Increment			Years 1-40	Years 11-40	Years 31-40	Annual	Cumulative
0	1999	\$ 5,861,763	\$ -	\$ -	\$ 5,861,763							\$ 703	\$ 703
1	2000	\$ 5,978,998	\$ -	\$ -	\$ 5,978,998	\$ 117,235	\$ 1,172	\$ 234	\$ 234			\$ 1,421	\$ 2,124
2	2001	\$ 6,098,578	\$ -	\$ -	\$ 6,098,578	\$ 236,815	\$ 2,368	\$ 474	\$ 474			\$ 2,153	\$ 4,277
3	2002	\$ 6,220,550	\$ -	\$ -	\$ 6,220,550	\$ 358,787	\$ 3,588	\$ 718	\$ 718			\$ 2,899	\$ 7,176
4	2003	\$ 6,344,961	\$ -	\$ -	\$ 6,344,961	\$ 483,198	\$ 4,832	\$ 966	\$ 966			\$ 3,661	\$ 10,837
5	2004	\$ 6,471,860	\$ -	\$ -	\$ 6,471,860	\$ 610,097	\$ 6,101	\$ 1,220	\$ 1,220			\$ 4,437	\$ 15,274
6	2005	\$ 6,601,297	\$ -	\$ -	\$ 6,601,297	\$ 739,534	\$ 7,395	\$ 1,479	\$ 1,479			\$ 5,229	\$ 20,503
7	2006	\$ 6,733,323	\$ -	\$ -	\$ 6,733,323	\$ 871,560	\$ 8,716	\$ 1,743	\$ 1,743			\$ 6,037	\$ 26,541
8	2007	\$ 6,867,990	\$ -	\$ -	\$ 6,867,990	\$ 1,006,227	\$ 10,062	\$ 2,012	\$ 2,012			\$ 6,862	\$ 33,402
9	2008	\$ 7,005,349	\$ -	\$ -	\$ 7,005,349	\$ 1,143,588	\$ 11,436	\$ 2,287	\$ 2,287			\$ 7,702	\$ 41,104
10	2009	\$ 7,145,456	\$ -	\$ -	\$ 7,145,456	\$ 1,283,693	\$ 12,837	\$ 2,567	\$ 2,567			\$ 8,693	\$ 49,801
11	2010	\$ 7,288,366	\$ -	\$ -	\$ 7,288,366	\$ 1,426,603	\$ 14,266	\$ 2,853	\$ 2,853	\$ 2,397		\$ 9,646	\$ 59,447
12	2011	\$ 7,434,133	\$ 3,218,421	\$ 1,062,019	\$ 9,590,535	\$ 3,728,772	\$ 37,288	\$ 7,458	\$ 7,458	\$ 6,264		\$ 16,108	\$ 63,376
13	2012	\$ 7,582,815	\$ 6,597,763	\$ 2,166,519	\$ 12,014,060	\$ 6,152,297	\$ 61,523	\$ 12,305	\$ 12,305	\$ 10,336		\$ 26,578	\$ 89,954
14	2013	\$ 7,734,472	\$ 10,144,141	\$ 3,314,774	\$ 14,563,839	\$ 8,702,076	\$ 87,021	\$ 17,404	\$ 17,404	\$ 14,619		\$ 44,982	\$ 134,936
15	2014	\$ 7,889,161	\$ 13,863,880	\$ 4,508,092	\$ 17,244,949	\$ 11,383,186	\$ 113,832	\$ 22,766	\$ 22,766	\$ 19,124		\$ 64,748	\$ 199,684
16	2015	\$ 8,046,944	\$ 17,763,519	\$ 5,747,817	\$ 20,062,646	\$ 14,200,883	\$ 142,009	\$ 28,402	\$ 28,402	\$ 23,857		\$ 93,150	\$ 292,834
17	2016	\$ 8,207,883	\$ 21,849,821	\$ 7,035,329	\$ 23,022,376	\$ 17,160,613	\$ 171,606	\$ 34,321	\$ 34,321	\$ 28,830		\$ 122,471	\$ 415,305
18	2017	\$ 8,372,041	\$ 26,129,780	\$ 8,372,041	\$ 26,129,780	\$ 20,268,017	\$ 202,880	\$ 40,536	\$ 40,536	\$ 34,050		\$ 156,507	\$ 571,812
19	2018	\$ 8,539,482	\$ 27,351,462	\$ 8,539,482	\$ 27,351,462	\$ 21,489,699	\$ 214,897	\$ 42,979	\$ 42,979	\$ 36,103		\$ 193,426	\$ 765,238
20	2019	\$ 8,710,271	\$ 28,618,550	\$ 8,710,271	\$ 28,618,550	\$ 22,756,787	\$ 227,568	\$ 45,514	\$ 45,514	\$ 38,231		\$ 231,640	\$ 1,006,878
21	2020	\$ 8,884,477	\$ 29,932,582	\$ 8,884,477	\$ 29,932,582	\$ 24,070,819	\$ 240,708	\$ 48,142	\$ 48,142	\$ 40,439		\$ 270,082	\$ 1,276,960
22	2021	\$ 9,062,166	\$ 31,295,144	\$ 9,062,166	\$ 31,295,144	\$ 25,433,381	\$ 254,334	\$ 50,867	\$ 50,867	\$ 42,728		\$ 312,809	\$ 1,589,769
23	2022	\$ 9,243,410	\$ 32,707,874	\$ 9,243,410	\$ 32,707,874	\$ 26,846,111	\$ 268,461	\$ 53,692	\$ 53,692	\$ 45,101		\$ 357,901	\$ 1,947,670
24	2023	\$ 9,428,278	\$ 34,172,464	\$ 9,428,278	\$ 34,172,464	\$ 28,310,701	\$ 283,107	\$ 56,621	\$ 56,621	\$ 47,562		\$ 404,422	\$ 2,352,092
25	2024	\$ 9,616,844	\$ 35,690,659	\$ 9,616,844	\$ 35,690,659	\$ 29,828,896	\$ 298,289	\$ 59,658	\$ 59,658	\$ 50,113		\$ 454,080	\$ 2,806,172
26	2025	\$ 9,809,180	\$ 37,264,260	\$ 9,809,180	\$ 37,264,260	\$ 31,402,497	\$ 314,025	\$ 62,805	\$ 62,805	\$ 52,756		\$ 506,885	\$ 3,313,057
27	2026	\$ 10,005,364	\$ 38,895,127	\$ 10,005,364	\$ 38,895,127	\$ 33,033,364	\$ 330,334	\$ 66,067	\$ 66,067	\$ 55,496		\$ 562,381	\$ 3,875,438
28	2027	\$ 10,205,471	\$ 40,585,178	\$ 10,205,471	\$ 40,585,178	\$ 34,723,415	\$ 347,234	\$ 69,447	\$ 69,447	\$ 58,335		\$ 620,716	\$ 4,496,154
29	2028	\$ 10,409,581	\$ 42,336,395	\$ 10,409,581	\$ 42,336,395	\$ 36,474,632	\$ 364,746	\$ 72,949	\$ 72,949	\$ 61,277		\$ 681,965	\$ 5,178,119
30	2029	\$ 10,617,772	\$ 44,150,822	\$ 10,617,772	\$ 44,150,822	\$ 38,289,059	\$ 382,891	\$ 76,578	\$ 76,578	\$ 64,326		\$ 746,543	\$ 5,924,662
31	2030	\$ 10,830,128	\$ 45,033,838	\$ 10,830,128	\$ 45,033,838	\$ 39,172,075	\$ 391,721	\$ 78,344	\$ 78,344	\$ 65,809		\$ 814,352	\$ 6,738,981
32	2031	\$ 11,046,730	\$ 45,934,515	\$ 11,046,730	\$ 45,934,515	\$ 40,072,752	\$ 400,728	\$ 80,146	\$ 80,146	\$ 67,322	\$ 44,881	\$ 881,498	\$ 7,620,479
33	2032	\$ 11,267,665	\$ 46,853,206	\$ 11,267,665	\$ 46,853,206	\$ 40,991,443	\$ 409,914	\$ 81,983	\$ 81,983	\$ 68,866	\$ 45,910	\$ 940,414	\$ 8,560,893
34	2033	\$ 11,493,018	\$ 47,790,270	\$ 11,493,018	\$ 47,790,270	\$ 41,928,507	\$ 419,285	\$ 83,857	\$ 83,857	\$ 70,440	\$ 46,960	\$ 1,000,374	\$ 9,561,267
35	2034	\$ 11,722,879	\$ 48,746,075	\$ 11,722,879	\$ 48,746,075	\$ 42,884,312	\$ 428,843	\$ 85,769	\$ 85,769	\$ 72,046	\$ 48,030	\$ 1,060,410	\$ 1,060,410
36	2035	\$ 11,957,336	\$ 49,720,997	\$ 11,957,336	\$ 49,720,997	\$ 43,859,234	\$ 438,592	\$ 87,718	\$ 87,718	\$ 73,684	\$ 49,122	\$ 1,120,532	\$ 1,179,542
37	2036	\$ 12,196,483	\$ 50,715,416	\$ 12,196,483	\$ 50,715,416	\$ 44,853,653	\$ 448,537	\$ 89,707	\$ 89,707	\$ 75,354	\$ 50,236	\$ 1,180,768	\$ 1,239,780
38	2037	\$ 12,440,413	\$ 51,729,725	\$ 12,440,413	\$ 51,729,725	\$ 45,867,962	\$ 458,680	\$ 91,736	\$ 91,736	\$ 77,058	\$ 51,372	\$ 1,241,140	\$ 1,300,920
39	2038	\$ 12,689,221	\$ 52,764,319	\$ 12,689,221	\$ 52,764,319	\$ 46,902,556	\$ 469,026	\$ 93,805	\$ 93,805	\$ 78,796	\$ 52,531	\$ 1,292,671	\$ 1,363,491
40	2039	\$ 12,943,005	\$ 53,819,606	\$ 12,943,005	\$ 53,819,606	\$ 47,957,843	\$ 479,578	\$ 95,916	\$ 95,916	\$ 80,569	\$ 53,713	\$ 1,344,387	\$ 1,427,204
41	2040	\$ 13,201,866	\$ 54,895,998	\$ 13,201,866	\$ 54,895,998	\$ 49,034,235	\$ 490,342	\$ 98,068	\$ 98,068	\$ 82,378	\$ 54,918	\$ 1,396,365	\$ 1,491,919
42	2041	\$ 13,465,903	\$ 55,993,918	\$ 13,465,903	\$ 55,993,918	\$ 50,132,155	\$ 501,322	\$ 100,264	\$ 100,264	\$ 84,222	\$ 56,148	\$ 1,448,513	\$ 1,548,067

(1) Includes incremental absorption of 54 new market rate single family detached homes between FYs 2010 and 2029, plus turnover of existing homes at 14% per year between 2011 and 2017. Market rate new single family detached home price of \$400,000, and existing single family detached home price of \$350,000. Market prices increase by 3% annually. Recent sample homes for sale in Mt. Eden area from Zillow.com. Assessed value increase by 2% per Prop. 13 for same owner property.
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