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Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout

Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

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Table D-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
General Fund Revenues								
Property Tax	\$76,774,921	\$916,759	\$1,955,693	\$3,043,656	\$4,165,744	\$5,377,305	\$6,585,703	\$7,215,664
Property Tax In-lieu of VLF	\$33,820,093	\$402,475	\$859,867	\$1,339,311	\$1,834,089	\$2,369,110	\$2,900,117	\$3,170,949
Sales Tax	\$5,854,516	\$234,795	\$445,849	\$657,149	\$866,235	\$1,218,687	\$1,415,373	\$1,502,783
Franchise Fees	\$2,868,693	\$120,839	\$241,561	\$362,284	\$482,957	\$607,560	\$729,931	\$781,413
Utility Users Tax	\$5,873,124	\$247,395	\$494,553	\$741,710	\$988,766	\$1,243,867	\$1,494,400	\$1,599,800
Business Tax	\$1,265,824	\$19,342	\$38,235	\$57,128	\$75,828	\$106,785	\$128,468	\$149,366
Fines, Forfeitures, and Penalties	\$87,091	\$4,293	\$8,586	\$12,878	\$17,171	\$21,464	\$25,757	\$27,343
Motor Vehicle License Fee	\$425,293	\$20,963	\$41,926	\$62,889	\$83,852	\$104,815	\$125,778	\$133,526
Gas Tax Transfer	\$1,183,088	\$58,315	\$116,630	\$174,945	\$233,260	\$291,575	\$349,890	\$371,445
Construction & Conveyance Tax Transfer	\$2,120,945	\$274,590	\$329,455	\$366,086	\$399,508	\$450,671	\$473,658	\$323,755
Library Parcel Tax for O&M Use	\$0	\$13,437	\$13,443	\$13,443	\$13,406	\$13,622	\$13,426	\$5,119
Subtotal Revenues	\$130,273,589	\$2,313,204	\$4,545,797	\$6,831,478	\$9,160,816	\$11,805,461	\$14,242,500	\$15,281,162
General Fund Expenditures								
General Government								
General Government	\$1,209,101	\$28,885	\$58,319	\$88,339	\$118,941	\$151,124	\$183,379	\$198,276
Finance	\$223,768	\$5,346	\$10,793	\$16,349	\$22,012	\$27,969	\$33,938	\$36,695
Economic Development	\$108,092	\$2,582	\$5,214	\$7,897	\$10,633	\$13,510	\$16,394	\$17,726
Total General Government	\$1,540,961	\$36,812	\$74,326	\$112,585	\$151,587	\$192,603	\$233,710	\$252,696
Public Safety								
Fire	\$14,663,336	\$0	\$0	\$4,241,576	\$4,283,992	\$4,326,831	\$4,370,100	\$4,413,801
Police	\$14,828,134	\$1,242,730	\$1,256,805	\$1,270,386	\$1,686,447	\$2,127,504	\$2,710,399	\$2,897,446
Total Public Safety	\$29,491,470	\$1,242,730	\$1,256,805	\$5,511,962	\$5,970,439	\$6,454,336	\$7,080,499	\$7,311,247
Capital Maintenance								
General Service	\$2,266,744	\$54,151	\$109,332	\$165,612	\$222,983	\$283,318	\$343,786	\$371,714
Transportation	\$13,514,320	\$1,163,120	\$1,541,146	\$1,782,016	\$2,351,099	\$2,604,601	\$3,265,189	\$3,384,560
Total Capital Maintenance	\$15,781,064	\$1,217,271	\$1,650,479	\$1,947,628	\$2,574,083	\$2,887,919	\$3,608,976	\$3,756,274
Community Services								
Library	\$4,002,618	\$0	\$0	\$367,440	\$371,114	\$374,826	\$378,574	\$382,360
Park, Recreation & Neighborhood Services	\$15,815,882	\$489,586	\$494,482	\$499,427	\$2,076,379	\$2,097,143	\$4,751,048	\$4,798,558
Planning, Building & Code Enforcement	\$758,279	\$18,115	\$36,574	\$55,401	\$74,593	\$94,777	\$115,005	\$124,347
Total Community Services	\$20,576,779	\$507,701	\$531,056	\$922,268	\$2,522,087	\$2,566,745	\$5,244,626	\$5,305,265
Lake Maintenance								
Lake Maintenance	\$2,152,245	\$1,220,600	\$1,232,806	\$1,245,134	\$1,257,585	\$1,270,161	\$1,282,863	\$1,295,691
Subtotal Expenditures	\$69,542,519	\$4,225,114	\$4,745,471	\$9,739,578	\$12,475,781	\$13,371,764	\$17,450,674	\$17,921,173
Net Fiscal Balance	\$60,731,069	(\$1,911,910)	(\$199,674)	(\$2,908,099)	(\$3,314,965)	(\$1,566,303)	(\$3,208,174)	(\$2,640,010)

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table D-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
General Fund Revenues								
Property Tax	\$7,890,783	\$8,590,149	\$9,315,006	\$10,068,072	\$10,850,296	\$11,673,422	\$12,527,395	\$13,413,668
Property Tax In-lieu of VLF	\$3,462,093	\$3,764,137	\$4,077,646	\$4,403,843	\$4,743,154	\$5,100,858	\$5,472,435	\$5,858,536
Sales Tax	\$1,590,729	\$1,677,707	\$1,764,731	\$1,851,755	\$1,938,779	\$2,024,895	\$2,111,117	\$2,196,625
Franchise Fees	\$832,895	\$884,355	\$935,816	\$987,276	\$1,038,737	\$1,090,253	\$1,141,922	\$1,193,575
Utility Users Tax	\$1,705,200	\$1,810,556	\$1,915,912	\$2,021,268	\$2,126,624	\$2,232,093	\$2,337,876	\$2,443,626
Business Tax	\$170,263	\$191,076	\$211,890	\$232,703	\$253,516	\$274,256	\$294,996	\$315,673
Fines, Forfeitures, and Penalties	\$28,930	\$30,517	\$32,103	\$33,690	\$35,277	\$36,866	\$38,462	\$40,057
Motor Vehicle License Fee	\$141,274	\$149,023	\$156,771	\$164,520	\$172,268	\$180,030	\$187,821	\$195,612
Gas Tax Transfer	\$393,000	\$414,554	\$436,109	\$457,664	\$479,218	\$500,812	\$522,485	\$544,158
Construction & Conveyance Tax Transfer	\$349,855	\$370,946	\$392,960	\$416,338	\$440,621	\$468,924	\$495,285	\$522,751
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$16,565,023	\$17,883,020	\$19,238,944	\$20,637,128	\$22,078,491	\$23,582,409	\$25,129,793	\$26,724,281
General Fund Expenditures								
General Government								
General Government	\$213,452	\$228,907	\$244,649	\$260,683	\$277,014	\$293,659	\$310,652	\$327,951
Finance	\$39,503	\$42,364	\$45,277	\$48,245	\$51,267	\$54,347	\$57,492	\$60,694
Economic Development	\$19,082	\$20,464	\$21,871	\$23,305	\$24,765	\$26,253	\$27,772	\$29,318
Total General Government	\$272,038	\$291,734	\$311,797	\$332,232	\$353,045	\$374,260	\$395,916	\$417,963
Public Safety								
Fire	\$4,457,939	\$4,502,518	\$4,547,543	\$4,593,019	\$4,638,949	\$4,685,338	\$4,732,192	\$4,779,514
Police	\$3,088,629	\$3,282,673	\$3,480,290	\$3,681,530	\$3,886,447	\$4,095,932	\$4,309,312	\$4,527,095
Total Public Safety	\$7,546,568	\$7,785,191	\$8,027,833	\$8,274,549	\$8,525,396	\$8,781,270	\$9,041,504	\$9,306,609
Capital Maintenance								
General Service	\$400,166	\$429,139	\$458,652	\$488,712	\$519,327	\$550,534	\$582,391	\$614,821
Transportation	\$3,654,071	\$3,779,074	\$3,906,210	\$4,035,512	\$4,167,009	\$4,419,407	\$4,556,575	\$4,817,205
Total Capital Maintenance	\$4,054,237	\$4,208,213	\$4,364,862	\$4,524,224	\$4,686,336	\$4,969,940	\$5,138,965	\$5,432,026
Community Services								
Library	\$386,183	\$390,045	\$547,061	\$552,532	\$558,057	\$1,377,566	\$1,391,342	\$1,405,255
Park, Recreation & Neighborhood Services	\$5,580,773	\$5,636,581	\$5,692,946	\$5,749,876	\$5,807,375	\$6,094,916	\$6,155,865	\$6,451,504
Planning, Building & Code Enforcement	\$133,865	\$143,557	\$153,430	\$163,485	\$173,727	\$184,166	\$194,823	\$205,672
Total Community Services	\$6,100,821	\$6,170,183	\$6,393,437	\$6,465,893	\$6,539,159	\$7,656,649	\$7,742,031	\$8,062,432
Lake Maintenance								
Lake Maintenance	\$1,308,648	\$1,321,735	\$1,334,952	\$1,348,302	\$1,361,785	\$1,375,403	\$1,389,157	\$1,403,048
Subtotal Expenditures	\$19,282,312	\$19,777,055	\$20,432,882	\$20,945,200	\$21,465,721	\$23,157,521	\$23,707,573	\$24,622,078
Net Fiscal Balance	(\$2,717,289)	(\$1,894,035)	(\$1,193,937)	(\$308,071)	\$612,770	\$424,887	\$1,422,221	\$2,102,203

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table D-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
General Fund Revenues								
Property Tax	\$14,332,858	\$15,281,436	\$16,301,698	\$17,309,548	\$18,355,071	\$19,414,322	\$20,562,313	\$21,961,284
Property Tax In-lieu of VLF	\$6,259,442	\$6,673,566	\$7,119,940	\$7,560,764	\$8,018,532	\$8,482,473	\$8,985,620	\$9,598,861
Sales Tax	\$2,282,166	\$2,367,613	\$2,597,309	\$2,680,090	\$2,770,963	\$2,861,475	\$2,959,837	\$3,085,982
Franchise Fees	\$1,245,228	\$1,296,879	\$1,352,482	\$1,404,261	\$1,456,040	\$1,507,811	\$1,564,216	\$1,636,180
Utility Users Tax	\$2,549,376	\$2,655,122	\$2,768,959	\$2,874,967	\$2,980,975	\$3,086,967	\$3,202,446	\$3,349,780
Business Tax	\$336,351	\$357,020	\$390,032	\$411,197	\$432,363	\$453,497	\$476,551	\$506,055
Fines, Forfeitures, and Penalties	\$41,653	\$43,248	\$44,844	\$46,439	\$48,034	\$49,630	\$51,382	\$53,646
Motor Vehicle License Fee	\$203,403	\$211,194	\$218,985	\$226,776	\$234,567	\$242,358	\$250,914	\$261,968
Gas Tax Transfer	\$565,831	\$587,504	\$609,177	\$630,850	\$652,523	\$674,196	\$697,998	\$728,748
Construction & Conveyance Tax Transfer	\$551,137	\$579,255	\$621,234	\$638,467	\$671,018	\$697,523	\$746,243	\$844,003
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$28,367,445	\$30,052,837	\$32,024,658	\$33,783,359	\$35,620,087	\$37,470,251	\$39,497,520	\$42,026,504
General Fund Expenditures								
General Government								
General Government	\$345,565	\$363,498	\$382,873	\$401,507	\$420,475	\$439,779	\$460,793	\$486,812
Finance	\$63,954	\$67,272	\$70,858	\$74,307	\$77,817	\$81,390	\$85,279	\$90,094
Economic Development	\$30,893	\$32,496	\$34,228	\$35,894	\$37,590	\$39,316	\$41,194	\$43,520
Total General Government	\$440,412	\$463,266	\$487,960	\$511,708	\$535,881	\$560,485	\$587,266	\$620,427
Public Safety								
Fire	\$4,827,309	\$4,875,582	\$9,848,676	\$9,947,162	\$10,046,634	\$10,147,100	\$10,248,571	\$10,351,057
Police	\$4,748,252	\$4,973,945	\$5,203,106	\$5,436,930	\$5,674,328	\$5,917,106	\$6,182,685	\$6,512,785
Total Public Safety	\$9,575,561	\$9,849,527	\$15,051,782	\$15,384,093	\$15,720,962	\$16,064,206	\$16,431,257	\$16,863,842
Capital Maintenance								
General Service	\$647,843	\$681,462	\$717,786	\$752,719	\$788,278	\$824,469	\$863,865	\$912,644
Transportation	\$4,960,219	\$5,231,340	\$5,380,402	\$5,660,177	\$5,815,472	\$6,234,971	\$6,711,941	\$7,084,028
Total Capital Maintenance	\$5,608,062	\$5,912,801	\$6,098,188	\$6,412,895	\$6,603,750	\$7,059,440	\$7,575,806	\$7,996,672
Community Services								
Library	\$1,419,308	\$1,433,501	\$1,447,836	\$1,462,314	\$1,476,937	\$1,491,707	\$1,506,624	\$1,521,690
Park, Recreation & Neighborhood Services	\$6,516,019	\$6,808,665	\$6,876,751	\$7,177,576	\$7,249,352	\$7,795,289	\$8,638,327	\$9,883,813
Planning, Building & Code Enforcement	\$216,719	\$227,965	\$240,116	\$251,802	\$263,697	\$275,804	\$288,983	\$305,301
Total Community Services	\$8,152,046	\$8,470,130	\$8,564,703	\$8,891,692	\$8,989,987	\$9,562,800	\$10,433,933	\$11,710,804
Lake Maintenance								
Lake Maintenance	\$1,417,079	\$1,431,249	\$1,445,562	\$1,460,018	\$1,474,618	\$1,489,364	\$1,504,258	\$1,519,300
Subtotal Expenditures	\$25,193,159	\$26,126,975	\$31,648,195	\$32,660,405	\$33,325,198	\$34,736,295	\$36,532,519	\$38,711,045
Net Fiscal Balance	\$3,174,286	\$3,925,863	\$376,463	\$1,122,954	\$2,294,889	\$2,733,956	\$2,965,000	\$3,315,460

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table D-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<u>General Fund Revenues</u>						
Property Tax	\$22,930,621	\$24,053,938	\$30,545,894	\$46,417,491	\$63,937,432	\$76,774,921
Property Tax In-lieu of VLF	\$10,021,880	\$10,514,628	\$13,372,096	\$20,385,930	\$28,141,465	\$33,820,093
Sales Tax	\$3,158,064	\$3,246,461	\$3,712,506	\$4,724,374	\$5,688,801	\$5,854,516
Franchise Fees	\$1,676,843	\$1,724,225	\$1,974,487	\$2,442,146	\$2,792,729	\$2,868,693
Utility Users Tax	\$3,433,030	\$3,530,035	\$4,042,401	\$4,999,848	\$5,717,602	\$5,873,124
Business Tax	\$528,386	\$549,403	\$654,486	\$876,772	\$1,108,850	\$1,265,824
Fines, Forfeitures, and Penalties	\$54,802	\$56,231	\$63,885	\$77,786	\$87,091	\$87,091
Motor Vehicle License Fee	\$267,617	\$274,593	\$311,968	\$379,852	\$425,293	\$425,293
Gas Tax Transfer	\$744,462	\$763,867	\$867,839	\$1,056,680	\$1,183,088	\$1,183,088
Construction & Conveyance Tax Transfer	\$747,905	\$814,670	\$1,024,801	\$1,371,892	\$1,772,699	\$2,120,945
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$43,563,610	\$45,528,049	\$56,570,361	\$82,732,772	\$110,855,051	\$130,273,589
<u>General Fund Expenditures</u>						
<u>General Government</u>						
General Government	\$503,900	\$523,320	\$629,846	\$860,529	\$1,087,017	\$1,209,101
Finance	\$93,257	\$96,851	\$116,565	\$159,258	\$201,174	\$223,768
Economic Development	\$45,048	\$46,784	\$56,307	\$76,930	\$97,178	\$108,092
Total General Government	\$642,205	\$666,955	\$802,719	\$1,096,717	\$1,385,369	\$1,540,961
<u>Public Safety</u>						
Fire	\$10,454,568	\$10,559,113	\$11,097,734	\$12,258,803	\$13,541,345	\$14,663,336
Police	\$6,716,040	\$6,955,479	\$8,280,439	\$11,093,231	\$13,693,533	\$14,828,134
Total Public Safety	\$17,170,608	\$17,514,592	\$19,378,173	\$23,352,034	\$27,234,878	\$29,491,470
<u>Capital Maintenance</u>						
General Service	\$944,679	\$981,086	\$1,180,794	\$1,613,264	\$2,037,869	\$2,266,744
Transportation	\$7,236,084	\$7,412,064	\$8,370,377	\$10,423,294	\$12,480,248	\$13,514,320
Total Capital Maintenance	\$8,180,763	\$8,393,150	\$9,551,171	\$12,036,557	\$14,518,117	\$15,781,064
<u>Community Services</u>						
Library	\$1,536,907	\$1,552,276	\$1,631,458	\$3,346,258	\$3,696,351	\$4,002,618
Park, Recreation & Neighborhood Services	\$9,982,651	\$10,082,478	\$10,596,785	\$12,138,846	\$14,366,329	\$15,815,882
Planning, Building & Code Enforcement	\$316,017	\$328,196	\$395,003	\$539,674	\$681,715	\$758,279
Total Community Services	\$11,835,575	\$11,962,950	\$12,623,246	\$16,024,778	\$18,744,394	\$20,576,779
<u>Lake Maintenance</u>						
Lake Maintenance	\$1,534,493	\$1,549,838	\$1,628,895	\$1,799,314	\$1,987,562	\$2,152,245
Subtotal Expenditures	\$39,363,644	\$40,087,484	\$43,984,205	\$54,309,400	\$63,870,320	\$69,542,519
Net Fiscal Balance	\$4,199,966	\$5,440,565	\$12,586,156	\$28,423,371	\$46,984,731	\$60,731,069

Sources: City of San Jose; Economic & Planning Systems, Inc.

**Table D-2
Annual Project Description
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Residential Units								
Single Family	15,261	840	840	840	840	840	840	310
Low-Rise Multifamily	5,870	240	240	240	240	240	240	89
Mid/High-Rise Multifamily	1,522	80	80	80	80	80	80	30
Mixed Use Low-Rise	3,620	80	80	80	80	80	80	30
Mixed Use High-Rise	265	0	0	0	0	0	0	0
Total Units	26,538	1,240	1,240	1,240	1,240	1,240	1,240	458
Cumulative		1,240	2,480	3,720	4,960	6,200	7,440	7,898
Retail SqFt								
Single Use Retail	536,837	0	0	0	0	130,000	0	0
Mixed Use Retail	1,107,648	43,214	37,921	37,921	35,649	35,649	24,626	15,362
Total SqFt	1,644,485	43,214	37,921	37,921	35,649	165,649	24,626	15,362
Cumulative		43,214	81,134	119,055	154,703	320,352	344,978	360,339
Workplace SqFt								
Low-Rise Office	11,750,372	134,447	150,326	150,326	157,141	157,141	120,210	120,210
Mid/High-Rise Office	1,604,044	0	0	0	0	0	125,000	125,000
Light Industrial	135,023	0	0	0	0	0	0	0
Mixed Use Office	2,246,930	85,553	69,674	69,674	62,859	62,859	29,790	29,790
Total SqFt	15,736,369	220,000	220,000	220,000	220,000	220,000	275,000	275,000
Cumulative		220,000	440,000	660,000	880,000	1,100,000	1,375,000	1,650,000
Population								
Population	71,623	3,530	3,530	3,530	3,530	3,530	3,530	1,305
Cumulative		3,530	7,061	10,591	14,121	17,652	21,182	22,487
Workplace Employees								
Workplace Employees	51,887	719	722	722	723	723	912	912
Cumulative		719	1,441	2,163	2,885	3,608	4,520	5,432
Retail Employees								
Retail Employees	4,382	111	98	98	92	463	63	40
Cumulative		111	209	306	398	861	924	964
Daytime Population (1)								
Daytime Population (1)	90,379	3,807	3,803	3,803	3,802	3,926	3,855	1,622
Cumulative		3,807	7,610	11,414	15,216	19,141	22,997	24,619
Backbone Infrastructure Increments								
Backbone Infrastructure Increments		0,1,2,3	4	---	5	---	6,7	---
Park Acreage								
Park Acreage	322	29	0	0	0	0	33	0
Cumulative		29	29	29	29	29	62	62
Backbone Road Miles								
Backbone Road Miles	33	11	2	0	4	0	4	0
Cumulative		11	12	12	16	16	20	20
Lake surface acres (wet area)								
Lake surface acres (wet area)	0	53	0	0	0	0	0	0
Cumulative		53	53	53	53	53	53	53
Elementary Schools								
Elementary Schools	0%	0%	0%	0%	0%	0%	20%	0%
Cumulative		0%	0%	0%	0%	0%	20%	20%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

**Table D-2
Annual Project Description
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Residential Units								
Single Family	310	310	310	310	310	310	310	310
Low-Rise Multifamily	89	89	89	89	89	89	89	89
Mid/High-Rise Multifamily	30	30	30	30	30	30	30	30
Mixed Use Low-Rise	30	30	30	30	30	30	30	30
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	458	458	458	458	458	458	458	458
Cumulative	8,357	8,815	9,273	9,732	10,190	10,648	11,106	11,565
Retail SqFt								
Single Use Retail	0	0	0	0	0	0	0	0
Mixed Use Retail	15,365	14,371	14,371	14,371	14,371	13,506	13,506	12,772
Total SqFt	15,365	14,371	14,371	14,371	14,371	13,506	13,506	12,772
Cumulative	375,704	390,075	404,445	418,816	433,186	446,692	460,198	472,970
Workplace SqFt								
Low-Rise Office	120,210	123,193	123,193	123,193	123,193	125,796	125,796	128,006
Mid/High-Rise Office	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Light Industrial	0	0	0	0	0	0	0	0
Mixed Use Office	29,790	26,807	26,807	26,807	26,807	24,204	24,204	21,994
Total SqFt	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Cumulative	1,925,000	2,200,000	2,475,000	2,750,000	3,025,000	3,300,000	3,575,000	3,850,000
Population	1,305	1,305	1,305	1,305	1,305	1,307	1,312	1,312
Cumulative	23,792	25,097	26,401	27,706	29,011	30,318	31,631	32,943
Workplace Employees	912	912	912	912	912	913	913	913
Cumulative	6,343	7,256	8,168	9,080	9,992	10,905	11,817	12,730
Retail Employees	40	37	37	37	37	35	35	33
Cumulative	1,003	1,040	1,077	1,114	1,151	1,186	1,221	1,253
Daytime Population (1)	1,622	1,621	1,621	1,621	1,621	1,623	1,628	1,627
Cumulative	26,241	27,862	29,483	31,104	32,726	34,349	35,976	37,604
Backbone Infrastructure Increments	8,910	---	---	---	---	11	---	12
Park Acreage	34	0	0	0	0	11	0	11
Cumulative	95	95	95	95	95	106	106	117
Backbone Road Miles	2	0	0	0	0	1	0	1
Cumulative	21	21	21	21	21	23	23	24
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
Elementary Schools	27%	0%	0%	0%	0%	7%	0%	7%
Cumulative	47%	47%	47%	47%	47%	53%	53%	60%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

**Table D-2
Annual Project Description
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Residential Units								
Single Family	310	310	310	310	310	310	341	441
Low-Rise Multifamily	89	89	89	89	89	89	97	126
Mid/High-Rise Multifamily	30	30	30	30	30	30	32	42
Mixed Use Low-Rise	30	30	30	30	30	30	32	42
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	458	458	458	458	458	458	503	650
Cumulative	12,023	12,481	12,940	13,398	13,856	14,315	14,818	15,468
Retail SqFt								
Single Use Retail	0	0	130,000	0	0	0	0	0
Mixed Use Retail	12,772	12,675	13,685	18,520	18,520	18,149	18,106	20,088
Total SqFt	12,772	12,675	143,685	18,520	18,520	18,149	18,106	20,088
Cumulative	485,743	498,418	642,103	660,623	679,142	697,291	715,397	735,485
Workplace SqFt								
Low-Rise Office	128,006	128,305	146,230	235,776	235,776	236,901	238,648	263,117
Mid/High-Rise Office	125,000	125,000	104,044	0	0	0	0	0
Light Industrial	0	0	0	0	0	0	27,005	90,000
Mixed Use Office	21,994	21,695	24,726	39,224	39,224	38,099	36,352	37,055
Total SqFt	275,000	275,000	275,000	275,000	275,000	275,000	302,005	390,172
Cumulative	4,125,000	4,400,000	4,675,000	4,950,000	5,225,000	5,500,000	5,802,005	6,192,177
Population								
Population	1,312	1,312	1,312	1,312	1,312	1,312	1,441	1,862
Cumulative	34,255	35,567	36,879	38,191	39,503	40,815	42,256	44,117
Workplace Employees								
Workplace Employees	913	913	913	910	910	910	962	1,165
Cumulative	13,643	14,556	15,469	16,379	17,289	18,200	19,161	20,327
Retail Employees								
Retail Employees	33	33	407	48	48	47	47	52
Cumulative	1,286	1,319	1,725	1,773	1,821	1,867	1,914	1,966
Daytime Population (1)								
Daytime Population (1)	1,627	1,627	1,752	1,631	1,631	1,631	1,777	2,267
Cumulative	39,231	40,858	42,610	44,242	45,873	47,504	49,281	51,548
Backbone Infrastructure Increments								
Backbone Infrastructure Increments	---	13	---	14	---	15,16	17,18,19	20,21,22,23
Park Acreage								
Park Acreage	0	11	0	11	0	23	37	55
Cumulative	117	128	128	139	139	162	199	254
Backbone Road Miles								
Backbone Road Miles	0	1	0	1	0	2	3	1
Cumulative	24	25	25	26	26	29	31	33
Lake surface acres (wet area)								
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
Elementary Schools								
Elementary Schools	0%	3%	0%	3%	0%	7%	11%	16%
Cumulative	60%	63%	63%	67%	67%	73%	84%	100%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

**Table D-2
Annual Project Description
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Residential Units						
Single Family	205	310	362	0	0	0
Low-Rise Multifamily	95	89	89	307	0	0
Mid/High-Rise Multifamily	32	30	0	0	0	0
Mixed Use Low-Rise	32	30	30	27	0	0
Mixed Use High-Rise	0	0	0	80	0	0
Total Units	362	458	480	414	0	0
Cumulative	15,831	16,288	18,728	23,208	26,538	26,538
Retail SqFt						
Single Use Retail	0	0	0	0	0	0
Mixed Use Retail	17,126	16,769	16,769	15,142	11,315	7,210
Total SqFt	17,126	16,769	16,769	15,142	11,315	7,210
Cumulative	752,611	769,380	853,224	1,149,285	1,558,067	1,644,485
Workplace SqFt						
Low-Rise Office	241,052	241,052	241,052	217,667	241,052	153,591
Mid/High-Rise Office	0	0	0	0	0	0
Light Industrial	18,018	0	0	0	0	0
Mixed Use Office	33,948	33,948	33,948	57,334	33,948	21,630
Total SqFt	293,018	275,000	275,000	275,000	275,000	175,222
Cumulative	6,485,195	6,760,195	8,135,195	10,885,195	13,636,147	15,736,369
Population						
Population	951	1,175	1,248	1,047	0	0
Cumulative	45,069	46,243	52,538	63,970	71,623	71,623
Workplace Employees						
Workplace Employees	945	911	911	907	911	580
Cumulative	21,272	22,183	26,738	35,844	44,929	51,887
Retail Employees						
Retail Employees	44	43	43	39	29	19
Cumulative	2,010	2,053	2,268	3,067	4,160	4,382
Daytime Population (1)						
Daytime Population (1)	1,281	1,493	1,566	1,362	313	200
Cumulative	52,829	54,322	62,207	76,940	87,985	90,379
Backbone Infrastructure Increments						
Backbone Infrastructure Increments	---	---	---	25	---	0
Park Acreage						
Park Acreage	0	0	0	10	0	0
Cumulative	254	254	254	273	313	322
Backbone Road Miles						
Backbone Road Miles	0	0	0	0	0	0
Cumulative	33	33	33	33	33	33
Lake surface acres (wet area)						
Lake surface acres (wet area)	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53
Elementary Schools						
Elementary Schools	0%	0%	0%	0%	0%	0%
Cumulative	100%	100%	100%	100%	100%	100%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

Table D-3
Property Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Secured Property Tax								
Cumulative Assessed Value (See Table D-4)	\$68,355,708,647	\$813,465,475	\$1,737,925,456	\$2,706,957,468	\$3,706,980,808	\$4,788,343,143	\$5,861,590,202	\$6,408,985,082
Total Secured Property Tax (1%)	\$683,557,086	\$8,134,655	\$17,379,255	\$27,069,575	\$37,069,808	\$47,883,431	\$58,615,902	\$64,089,851
City's Share of Secured Property Tax (11%)	\$75,191,280	\$894,812	\$1,911,718	\$2,977,653	\$4,077,679	\$5,267,177	\$6,447,749	\$7,049,884
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	51,887	719	1,441	2,163	2,885	3,608	4,520	5,432
Total Unsecured Property Tax from the Project (1)	\$1,583,641	\$21,947	\$43,975	\$66,003	\$88,065	\$110,128	\$137,954	\$165,780
Total Property Tax	\$76,774,921	\$916,759	\$1,955,693	\$3,043,656	\$4,165,744	\$5,377,305	\$6,585,703	\$7,215,664

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table D-3
Property Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Secured Property Tax								
Cumulative Assessed Value (See Table D-4)	\$6,997,433,065	\$7,607,910,133	\$8,241,560,801	\$8,900,855,903	\$9,586,658,099	\$10,309,632,413	\$11,060,648,608	\$11,841,019,060
Total Secured Property Tax (1%)	\$69,974,331	\$76,079,101	\$82,415,608	\$89,008,559	\$95,866,581	\$103,096,324	\$110,606,486	\$118,410,191
City's Share of Secured Property Tax (11%)	\$7,697,176	\$8,368,701	\$9,065,717	\$9,790,941	\$10,545,324	\$11,340,596	\$12,166,713	\$13,025,121
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	6,343	7,256	8,168	9,080	9,992	10,905	11,817	12,730
Total Unsecured Property Tax from the Project (1)	\$193,606	\$221,448	\$249,289	\$277,131	\$304,972	\$332,827	\$360,681	\$388,547
Total Property Tax	\$7,890,783	\$8,590,149	\$9,315,006	\$10,068,072	\$10,850,296	\$11,673,422	\$12,527,395	\$13,413,668

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table D-3
Property Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Secured Property Tax								
Cumulative Assessed Value (See Table D-4)	\$12,651,313,267	\$13,488,322,944	\$14,390,513,741	\$15,281,487,932	\$16,206,710,665	\$17,144,407,854	\$18,161,345,884	\$19,400,801,771
Total Secured Property Tax (1%)	\$126,513,133	\$134,883,229	\$143,905,137	\$152,814,879	\$162,067,107	\$171,444,079	\$181,613,459	\$194,008,018
City's Share of Secured Property Tax (11%)	\$13,916,445	\$14,837,155	\$15,829,565	\$16,809,637	\$17,827,382	\$18,858,849	\$19,977,480	\$21,340,882
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	13,643	14,556	15,469	16,379	17,289	18,200	19,161	20,327
Total Unsecured Property Tax from the Project (1)	\$416,413	\$444,281	\$472,133	\$499,911	\$527,689	\$555,473	\$584,832	\$620,402
Total Property Tax	\$14,332,858	\$15,281,436	\$16,301,698	\$17,309,548	\$18,355,071	\$19,414,322	\$20,562,313	\$21,961,284

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table D-3
Property Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Secured Property Tax						
Cumulative Assessed Value (See Table D-4)	\$20,255,790,006	\$21,251,710,260	\$27,027,101,202	\$41,203,160,333	\$56,878,311,698	\$68,355,708,647
Total Secured Property Tax (1%)	\$202,557,900	\$212,517,103	\$270,271,012	\$412,031,603	\$568,783,117	\$683,557,086
City's Share of Secured Property Tax (11%)	\$22,281,369	\$23,376,881	\$29,729,811	\$45,323,476	\$62,566,143	\$75,191,280
Unsecured Property Tax						
Non-retail Jobs from the Project (cumulative)	21,272	22,183	26,738	35,844	44,929	51,887
Total Unsecured Property Tax from the Project (1)	\$649,252	\$677,057	\$816,082	\$1,094,014	\$1,371,289	\$1,583,641
Total Property Tax	\$22,930,621	\$24,053,938	\$30,545,894	\$46,417,491	\$63,937,432	\$76,774,921

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table D-4
Project Assessed Value Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Base Market Value per Unit/SF (1)	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5
RESIDENTIAL							
<u>For-Sale Residential</u>							
SF Detached (10/acre)	\$981,000	\$0	\$8,258,418	\$71,145,756	\$73,280,129	\$140,012,650	\$144,213,030
SF Detached (12/acre)	\$858,000	\$0	\$42,133,929	\$99,615,537	\$102,604,003	\$106,284,265	\$109,472,793
SF Detached (14/acre)	\$766,000	\$0	\$377,235,459	\$251,323,159	\$258,862,853	\$237,503,279	\$244,628,378
SF Detached Edge Estate	\$1,839,000	\$0	\$0	\$91,538,341	\$94,284,491	\$44,769,537	\$46,112,623
Townhouses (2)	\$637,220	\$0	\$159,304,911	\$164,084,058	\$169,006,580	\$174,076,778	\$179,299,081
9-Story Mid-Rise	\$644,000	\$0	\$51,520,000	\$53,065,600	\$54,657,568	\$56,297,295	\$57,986,214
High-Rise	\$889,000	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$569,288	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$644,000	\$0	\$19,320,000	\$19,899,600	\$20,496,588	\$23,717,842	\$24,429,377
Live work loft/townhome (parking within building)	\$644,000	\$0	\$6,440,000	\$6,633,200	\$6,832,196	\$4,430,806	\$4,563,730
3 Floors Residential Over Regional/District Parked Retail	\$613,579	\$0	\$44,959,613	\$46,308,401	\$47,697,653	\$49,262,525	\$50,740,401
2 Floors Residential Over Office w/ No District Parking	\$734,536	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$709,172,330	\$803,613,653	\$827,722,062	\$836,354,977	\$861,445,626
<u>Rental Residential</u>							
Frame with Surface Parking (2)	\$87,257	\$0	\$7,255,538	\$7,878,106	\$8,114,449	\$4,963,780	\$5,112,693
Frame with Podium Parking (2)	\$111,417	\$0	\$17,475,626	\$17,482,885	\$18,007,371	\$22,881,441	\$23,567,884
3 Fl. Residential Over Local Comm. w/ No District Parking	\$364,019	\$0	\$2,448,271	\$2,521,719	\$2,597,371	\$2,595,828	\$2,673,703
3 Fl. Residential Over Office w/ No District Parking	\$355,473	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$27,179,434	\$27,882,710	\$28,719,191	\$30,441,048	\$31,354,280
TOTAL RESIDENTIAL/AVERAGE	\$566,406	\$0	\$736,351,765	\$831,496,362	\$856,441,253	\$866,796,025	\$892,799,906
COMMERCIAL							
<u>Retail</u>							
Local	\$260	\$0	\$0	\$0	\$0	\$0	\$9,964,246
Regional	\$260	\$0	\$0	\$0	\$0	\$0	\$23,876,344
3 Fl. Office Over District Parked Retail	\$266	\$1,693,225	\$7,361,289	\$5,836,760	\$5,836,760	\$5,265,891	\$5,265,891
3 Fl. Office Over Local Retail w/ No District Parking	\$240	\$204,011	\$206,939	\$311,434	\$311,434	\$280,974	\$280,974
3 Fl. Residential Over Regional/District Parked Retail	\$423	\$0	\$5,689,717	\$5,689,717	\$5,689,717	\$5,705,229	\$5,705,229
3 Fl. Residential Over Local Comm. w/ No District Parking	\$251	\$0	\$314,054	\$314,054	\$314,054	\$304,726	\$304,726
Subtotal		\$1,897,236	\$13,571,999	\$12,151,964	\$12,151,964	\$11,556,819	\$45,397,409
<u>Workplace</u>							
<u>Office</u>							
Corporate/Tech (4-story w/ 1 story parking)	\$271	\$14,587,619	\$9,737,814	\$9,554,722	\$9,554,722	\$8,830,767	\$8,830,767
Corporate/Tech (4-story w/ 4 story parking)	\$316	\$29,226,639	\$31,098,506	\$32,374,761	\$32,374,761	\$35,757,807	\$35,757,807
Corporate/Tech (7-story w/ 4 story parking)	\$317	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$229	\$430,422	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$341	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$283	\$1,025,686	\$0	\$3,535,670	\$3,535,670	\$3,189,861	\$3,189,861
Downtown Professional Service (7-story)	\$322	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$380	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$266	\$5,079,819	\$22,084,497	\$17,510,778	\$17,510,778	\$15,798,123	\$15,798,123
3 Floors Office Over Local Retail w/ No District Parking	\$240	\$612,110	\$620,895	\$934,417	\$934,417	\$843,026	\$843,026
3 Floors Residential Over Office w/ No District Parking	\$245	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$432	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$346	\$569,512	\$0	\$0	\$0	\$0	\$0
Subtotal		\$51,531,807	\$63,541,712	\$63,910,349	\$63,910,349	\$64,419,584	\$64,419,584
<u>Industrial</u>							
Light	\$176	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$194	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace		\$51,531,807	\$63,541,712	\$63,910,349	\$63,910,349	\$64,419,584	\$64,419,584
TOTAL COMMERCIAL		\$53,429,043	\$77,113,711	\$76,062,313	\$76,062,313	\$75,976,403	\$109,816,993
AV FROM NEW DEVELOPMENT							
Residential		\$0	\$736,351,765	\$831,496,362	\$856,441,253	\$866,796,025	\$892,799,906
Commercial		\$53,429,043	\$77,113,711	\$76,062,313	\$76,062,313	\$75,976,403	\$109,816,993
AV FROM PREVIOUS DEVELOPMENT (3)							
Residential		\$64,438,724,439	--	\$754,024,207	\$1,623,573,063	\$2,539,534,660	\$3,488,082,621
Commercial		\$3,863,555,165	--	\$76,342,574	\$150,880,838	\$224,673,720	\$297,643,622
TOTAL AV (CUMULATIVE)		\$68,355,708,647	\$813,465,475	\$1,737,925,456	\$2,706,957,468	\$3,706,980,808	\$4,788,343,143
Conveyance Taxable AV							
<u>Resold Properties</u>							
Residential	10%	\$6,443,872,444	0	\$75,402,421	\$162,357,306	\$253,953,466	\$348,808,262
Commercial	5%	\$193,177,758	0	\$3,817,129	\$7,544,042	\$11,233,686	\$14,882,181
New Developments Sold		\$53,429,043	\$813,465,475	\$907,558,676	\$932,503,567	\$942,772,428	\$1,002,616,899
Total		\$6,690,479,245	\$813,465,475	\$986,778,225	\$1,102,404,915	\$1,207,959,580	\$1,366,307,342

(1) Assumes 3% appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
(2) Represents decrease in the overall weighted average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
(3) Previous residential developments are assumed to increase in value by 2.4% (above inflation) year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table D-4
Project Assessed Value Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$68,545,675	\$26,096,186	\$84,276,962	\$86,805,271	\$89,409,429	\$92,091,712
SF Detached (12/acre)	\$114,654,598	\$43,650,423	\$57,554,732	\$59,281,374	\$61,059,815	\$62,891,609
SF Detached (14/acre)	\$328,886,609	\$125,211,199	\$67,431,997	\$69,454,956	\$71,538,605	\$73,684,763
SF Detached Edge Estate	\$8,719,655	\$3,319,681	\$16,558,521	\$17,055,276	\$17,566,934	\$18,093,942
Townhouses (2)	\$184,678,053	\$70,309,219	\$72,418,495	\$74,591,050	\$76,828,781	\$79,133,645
9-Story Mid-Rise	\$59,725,800	\$22,738,351	\$23,420,501	\$24,123,116	\$24,846,810	\$25,592,214
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$25,162,258	\$9,579,583	\$9,866,970	\$10,162,980	\$10,467,869	\$10,781,905
Live work loft/townhome (parking within building)	\$4,700,642	\$1,789,592	\$1,843,280	\$1,898,579	\$1,955,536	\$2,014,202
3 Floors Residential Over Regional/District Parked Retail	\$52,262,613	\$19,897,023	\$19,573,248	\$20,160,445	\$20,765,259	\$21,388,216
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$847,335,904	\$322,591,256	\$352,944,706	\$363,533,047	\$374,439,038	\$385,672,209
<u>Rental Residential</u>						
Frame with Surface Parking (2)	\$4,840,662	\$1,842,900	\$3,599,940	\$3,707,938	\$3,819,176	\$3,933,751
Frame with Podium Parking (2)	\$24,818,118	\$9,448,565	\$7,559,094	\$7,785,867	\$8,019,443	\$8,260,026
3 Fl. Residential Over Local Comm. w/ No District Parking	\$2,753,914	\$1,048,449	\$1,626,119	\$1,674,903	\$1,725,150	\$1,776,905
3 Fl. Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$32,412,695	\$12,339,914	\$12,785,153	\$13,168,708	\$13,563,769	\$13,970,682
TOTAL RESIDENTIAL/AVERAGE	\$879,748,598	\$334,931,170	\$365,729,859	\$376,701,755	\$388,002,807	\$399,642,892
COMMERCIAL						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Office Over District Parked Retail	\$2,397,044	\$2,397,044	\$2,397,044	\$2,157,048	\$2,157,048	\$2,157,048
3 Fl. Office Over Local Retail w/ No District Parking	\$222,151	\$222,151	\$222,151	\$199,909	\$199,909	\$199,909
3 Fl. Residential Over Regional/District Parked Retail	\$5,705,229	\$2,108,788	\$2,014,051	\$2,014,051	\$2,014,051	\$2,014,051
3 Fl. Residential Over Local Comm. w/ No District Parking	\$304,726	\$112,634	\$169,604	\$169,604	\$169,604	\$169,604
Subtotal	\$8,629,149	\$4,840,616	\$4,802,850	\$4,540,611	\$4,540,611	\$4,540,611
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$9,142,326	\$9,142,326	\$9,142,326	\$10,131,055	\$10,131,055	\$10,131,055
Corporate/Tech (4-story w/ 4 story parking)	\$25,451,344	\$25,451,344	\$25,451,344	\$25,353,958	\$25,353,958	\$25,353,958
Corporate/Tech (7-story w/ 4 story parking)	\$34,905,795	\$34,905,795	\$34,905,795	\$34,905,795	\$34,905,795	\$17,008,338
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$0	\$21,880,387
Downtown Professional Service (4-story)	\$1,452,031	\$1,452,031	\$1,452,031	\$1,306,651	\$1,306,651	\$1,306,651
Downtown Professional Service (7-story)	\$4,749,190	\$4,749,190	\$4,749,190	\$4,749,190	\$4,749,190	\$2,314,109
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$7,191,337	\$7,191,337	\$7,191,337	\$6,471,328	\$6,471,328	\$6,471,328
3 Floors Office Over Local Retail w/ No District Parking	\$666,534	\$666,534	\$666,534	\$599,800	\$599,800	\$599,800
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$244,180	\$244,180	\$244,180	\$297,193	\$297,193	\$297,193
Subtotal	\$83,802,737	\$83,802,737	\$83,802,737	\$83,814,972	\$83,814,972	\$85,362,821
<u>Industrial</u>						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$83,802,737	\$83,802,737	\$83,802,737	\$83,814,972	\$83,814,972	\$85,362,821
TOTAL COMMERCIAL	\$92,431,886	\$88,643,353	\$88,605,587	\$88,355,583	\$88,355,583	\$89,903,432
AV FROM NEW DEVELOPMENT						
Residential	\$879,748,598	\$334,931,170	\$365,729,859	\$376,701,755	\$388,002,807	\$399,642,892
Commercial	\$92,431,886	\$88,643,353	\$88,605,587	\$88,355,583	\$88,355,583	\$89,903,432
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$4,486,023,708	\$5,494,550,842	\$5,969,389,580	\$6,487,162,305	\$7,028,596,798	\$7,594,597,996
Commercial	\$403,386,009	\$490,859,717	\$573,708,039	\$655,690,490	\$736,605,613	\$816,711,584
TOTAL AV (CUMULATIVE)	\$5,861,590,202	\$6,408,985,082	\$6,997,433,065	\$7,607,910,133	\$8,241,560,801	\$8,900,859,903
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$448,602,371	\$549,455,084	\$596,938,958	\$648,716,231	\$702,859,680	\$759,459,800
Commercial	\$20,169,300	\$24,542,986	\$28,685,402	\$32,784,524	\$36,830,281	\$40,835,579
New Developments Sold	\$972,180,485	\$423,574,523	\$454,335,446	\$465,057,338	\$476,358,391	\$489,546,324
Total	\$1,440,952,156	\$997,572,593	\$1,079,959,806	\$1,146,558,093	\$1,216,048,351	\$1,289,841,703

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table D-4
Project Assessed Value Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$94,854,463	\$131,569,361	\$135,516,442	\$143,555,360	\$147,862,020	\$141,498,602
SF Detached (12/acre)	\$64,778,358	\$74,153,627	\$76,378,236	\$79,541,470	\$81,927,714	\$84,739,961
SF Detached (14/acre)	\$75,895,306	\$41,861,364	\$43,117,205	\$40,150,864	\$41,355,390	\$52,001,375
SF Detached Edge Estate	\$18,636,761	\$26,949,053	\$27,757,525	\$29,499,828	\$30,384,822	\$28,201,106
Townhouses	\$81,507,654	\$90,312,544	\$100,306,906	\$103,316,113	\$106,415,596	\$109,608,064
9-Story Mid-Rise	\$26,359,980	\$27,150,780	\$27,965,303	\$28,804,262	\$29,668,390	\$30,558,442
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$11,105,362	\$5,640,232	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$2,074,628	\$1,053,670	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$22,029,863	\$21,606,372	\$22,254,563	\$21,830,207	\$22,485,113	\$22,271,361
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$397,242,376	\$420,297,002	\$433,296,179	\$446,698,104	\$460,099,047	\$468,878,911
<u>Rental Residential</u>						
Frame with Surface Parking	\$4,051,764	\$5,479,823	\$5,644,218	\$6,647,078	\$6,846,490	\$6,434,371
Frame with Podium Parking	\$8,507,827	\$7,094,815	\$7,307,660	\$6,462,571	\$6,656,448	\$7,644,629
3 Floors Residential Over Local Commercial w/ No District Parking	\$1,830,212	\$2,528,454	\$2,604,308	\$3,330,286	\$3,430,194	\$4,060,107
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$14,389,803	\$15,103,093	\$15,556,186	\$16,439,934	\$16,933,132	\$18,139,107
TOTAL RESIDENTIAL/AVERAGE	\$411,632,178	\$435,400,095	\$448,852,365	\$463,138,038	\$477,032,179	\$487,018,018
COMMERCIAL						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$2,157,048	\$1,947,582	\$1,947,582	\$1,769,766	\$1,769,766	\$1,745,737
3 Floors Office Over Local Retail w/ No District Parking	\$199,909	\$180,496	\$180,496	\$164,017	\$164,017	\$161,790
3 Floors Residential Over Regional/District Parked Retail	\$2,014,051	\$1,917,800	\$1,917,800	\$1,826,437	\$1,826,437	\$1,756,383
3 Floors Residential Over Local Commercial w/ No District Parking	\$169,604	\$227,485	\$227,485	\$282,426	\$282,426	\$324,554
Subtotal	\$4,540,611	\$4,273,363	\$4,273,363	\$4,042,647	\$4,042,647	\$3,988,463
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$10,131,055	\$10,994,009	\$10,994,009	\$11,726,569	\$11,726,569	\$11,773,159
Corporate/Tech (4-story w/ 4 story parking)	\$25,353,958	\$25,268,960	\$25,268,960	\$25,196,806	\$25,196,806	\$25,257,778
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788
Downtown Professional Service (4-story)	\$1,306,651	\$1,179,765	\$1,179,765	\$1,072,052	\$1,072,052	\$1,057,496
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$6,471,328	\$5,842,912	\$5,842,912	\$5,309,450	\$5,309,450	\$5,237,359
3 Floors Office Over Local Retail w/ No District Parking	\$599,800	\$541,555	\$541,555	\$492,110	\$492,110	\$485,429
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$297,193	\$343,463	\$343,463	\$382,741	\$382,741	\$377,545
Subtotal	\$86,833,775	\$86,844,453	\$86,844,453	\$86,853,517	\$86,853,517	\$86,862,553
Industrial						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$86,833,775	\$86,844,453	\$86,844,453	\$86,853,517	\$86,853,517	\$86,862,553
TOTAL COMMERCIAL	\$91,374,386	\$91,117,815	\$91,117,815	\$90,896,164	\$90,896,164	\$90,851,016
AV FROM NEW DEVELOPMENT						
Residential	\$411,632,178	\$435,400,095	\$448,852,365	\$463,138,038	\$477,032,179	\$487,018,018
Commercial	\$91,374,386	\$91,117,815	\$91,117,815	\$90,896,164	\$90,896,164	\$90,851,016
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$8,186,102,669	\$8,804,080,483	\$9,461,228,112	\$10,147,922,408	\$10,865,725,897	\$11,614,984,269
Commercial	\$897,548,866	\$979,034,019	\$1,059,450,316	\$1,139,062,450	\$1,217,659,028	\$1,295,469,640
TOTAL AV (CUMULATIVE)	\$9,586,658,099	\$10,309,632,413	\$11,060,648,608	\$11,841,019,060	\$12,651,313,267	\$13,488,322,944
Conveyance Taxable AV						
Resold Properties						
Residential	\$818,610,267	\$880,408,048	\$946,122,811	\$1,014,792,241	\$1,086,572,590	\$1,161,498,427
Commercial	\$44,877,443	\$48,951,701	\$52,972,516	\$56,953,123	\$60,882,951	\$64,773,482
New Developments Sold	\$503,006,564	\$526,517,910	\$539,970,180	\$554,034,202	\$567,928,343	\$577,869,035
Total	\$1,366,494,275	\$1,455,877,659	\$1,539,065,507	\$1,625,779,565	\$1,715,383,884	\$1,804,140,944

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighted average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table D-4
Project Assessed Value Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$145,743,560	\$133,094,136	\$137,086,960	\$82,424,633	\$68,122,189	\$103,544,767
SF Detached (12/acre)	\$87,282,160	\$90,459,252	\$93,173,029	\$97,897,123	\$85,329,464	\$21,155,611
SF Detached (14/acre)	\$53,561,416	\$69,992,847	\$72,092,632	\$125,443,757	\$187,891,976	\$323,389,388
SF Detached Edge Estate	\$29,047,140	\$25,039,830	\$25,791,025	\$9,718,840	\$2,094,870	\$519,378
Townhouses	\$112,896,306	\$116,283,195	\$119,771,691	\$123,364,842	\$139,543,463	\$185,690,414
9-Story Mid-Rise	\$31,475,195	\$32,419,451	\$33,392,035	\$34,393,796	\$38,904,353	\$51,770,002
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$22,939,502	\$22,715,580	\$23,397,047	\$22,296,309	\$23,428,725	\$31,176,593
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$482,945,278	\$490,004,291	\$504,704,420	\$495,539,300	\$545,315,040	\$717,246,154
<u>Rental Residential</u>						
Frame with Surface Parking	\$6,627,403	\$6,250,242	\$6,437,750	\$5,646,232	\$5,579,081	\$7,424,081
Frame with Podium Parking	\$7,873,968	\$8,845,645	\$9,111,015	\$10,641,621	\$13,068,446	\$17,390,174
3 Floors Residential Over Local Commercial w/ No District Parking	\$4,181,910	\$4,848,495	\$4,993,949	\$6,213,229	\$8,090,978	\$10,766,661
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$18,683,281	\$19,944,382	\$20,542,714	\$22,501,082	\$26,738,505	\$35,580,916
TOTAL RESIDENTIAL/AVERAGE	\$501,628,559	\$509,948,673	\$525,247,133	\$518,040,382	\$572,053,545	\$752,827,070
COMMERCIAL						
<u>Retail</u>						
Local	\$11,795,590	\$0	\$0	\$0	\$0	\$0
Regional	\$22,045,000	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$1,989,628	\$3,156,140	\$3,156,140	\$3,065,693	\$2,909,232	\$2,900,660
3 Floors Office Over Local Retail w/ No District Parking	\$184,393	\$292,501	\$292,501	\$284,119	\$285,404	\$349,492
3 Floors Residential Over Regional/District Parked Retail	\$1,756,383	\$1,688,581	\$1,688,581	\$1,562,272	\$1,593,804	\$2,059,102
3 Floors Residential Over Local Commercial w/ No District Parking	\$324,554	\$365,327	\$365,327	\$441,284	\$557,910	\$720,787
Subtotal	\$38,095,547	\$5,502,550	\$5,502,550	\$5,353,368	\$5,346,351	\$6,030,041
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$13,417,947	\$21,670,163	\$21,670,163	\$21,845,526	\$22,203,831	\$24,990,028
Corporate/Tech (4-story w/ 4 story parking)	\$28,786,458	\$46,418,526	\$46,418,526	\$46,648,024	\$46,657,446	\$50,068,111
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$144,288	\$737,355
Downtown Professional Service (20-story)	\$35,519,613	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,205,235	\$1,911,861	\$1,911,861	\$1,857,071	\$1,762,294	\$1,757,101
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$5,969,054	\$9,468,692	\$9,468,692	\$9,197,342	\$8,727,945	\$8,702,230
3 Floors Office Over Local Retail w/ No District Parking	\$553,246	\$877,613	\$877,613	\$852,463	\$856,318	\$1,048,605
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$430,290	\$682,568	\$682,568	\$663,007	\$697,329	\$975,630
Subtotal	\$85,881,843	\$81,029,423	\$81,029,423	\$81,063,434	\$81,049,451	\$88,279,061
Industrial						
Light	\$0	\$0	\$0	\$0	\$1,141,425	\$3,804,101
Manufacturing	\$0	\$0	\$0	\$0	\$3,983,481	\$13,276,007
Subtotal	\$0	\$0	\$0	\$0	\$5,124,906	\$17,080,109
Total Workplace	\$85,881,843	\$81,029,423	\$81,029,423	\$81,063,434	\$86,174,356	\$105,359,169
TOTAL COMMERCIAL	\$123,977,390	\$86,531,973	\$86,531,973	\$86,416,801	\$91,520,707	\$111,389,210
AV FROM NEW DEVELOPMENT						
Residential	\$501,628,559	\$509,948,673	\$525,247,133	\$518,040,382	\$572,053,545	\$752,827,070
Commercial	\$123,977,390	\$86,531,973	\$86,531,973	\$86,416,801	\$91,520,707	\$111,389,210
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$12,392,450,343	\$13,203,536,795	\$14,042,609,119	\$14,917,484,803	\$15,805,977,790	\$16,771,104,087
Commercial	\$1,372,457,450	\$1,481,470,491	\$1,552,322,439	\$1,622,465,868	\$1,691,793,842	\$1,765,481,404
TOTAL AV (CUMULATIVE)	\$14,390,513,741	\$15,281,487,932	\$16,206,710,665	\$17,144,407,854	\$18,161,345,884	\$19,400,801,771
Conveyance Taxable AV						
Resold Properties						
Residential	\$1,239,245,034	\$1,320,353,680	\$1,404,260,912	\$1,491,748,480	\$1,580,597,779	\$1,677,110,409
Commercial	\$68,622,872	\$74,073,525	\$77,616,122	\$81,123,293	\$84,589,692	\$88,274,070
New Developments Sold	\$625,605,949	\$596,480,646	\$611,779,106	\$604,457,184	\$663,574,252	\$864,216,280
Total	\$1,933,473,856	\$1,990,907,850	\$2,093,656,140	\$2,177,328,957	\$2,328,761,723	\$2,629,600,759

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighted average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table D-4
Project Assessed Value Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$15,498,468	\$0	\$0	\$0	\$0	\$0
SF Detached (12/acre)	\$3,166,549	\$0	\$0	\$0	\$0	\$0
SF Detached (14/acre)	\$48,404,571	\$0	\$0	\$0	\$0	\$0
SF Detached Edge Estate	\$77,740	\$0	\$0	\$0	\$0	\$0
Townhouses	\$204,990,120	\$401,554,265	\$543,597,240	\$0	\$0	\$0
9-Story Mid-Rise	\$40,045,524	\$38,710,520	\$0	\$0	\$0	\$0
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$144,236,105	\$0	\$0
Live work loft/townhome (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$24,115,954	\$23,311,997	\$27,024,993	\$32,795,828	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$336,298,925	\$463,576,782	\$570,622,233	\$177,031,933	\$0	\$0
<u>Rental Residential</u>						
Frame with Surface Parking	\$5,742,731	\$5,551,285	\$6,435,461	\$29,930,864	\$0	\$0
Frame with Podium Parking	\$13,451,779	\$13,003,335	\$15,074,429	\$70,110,085	\$0	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$8,328,309	\$8,050,667	\$9,332,929	\$11,325,854	\$0	\$0
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$27,522,819	\$26,605,286	\$30,842,819	\$111,366,803	\$0	\$0
TOTAL RESIDENTIAL/AVERAGE	\$363,821,744	\$490,182,068	\$601,465,052	\$288,398,736	\$0	\$0
COMMERCIAL						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$2,657,413	\$2,657,413	\$2,657,413	\$2,399,606	\$2,657,413	\$1,693,225
3 Floors Office Over Local Retail w/ No District Parking	\$320,184	\$320,184	\$320,184	\$289,121	\$320,184	\$204,011
3 Floors Residential Over Regional/District Parked Retail	\$1,546,380	\$1,451,290	\$1,451,290	\$1,310,494	\$0	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$541,309	\$508,023	\$508,023	\$458,737	\$0	\$0
Subtotal	\$5,065,287	\$4,936,910	\$4,936,910	\$4,457,958	\$2,977,597	\$1,897,236
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$22,894,385	\$22,894,385	\$22,894,385	\$20,673,296	\$22,894,385	\$14,587,619
Corporate/Tech (4-story w/ 4 story parking)	\$45,869,439	\$45,869,439	\$45,869,439	\$41,419,436	\$45,869,439	\$29,226,639
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$675,521	\$675,521	\$675,521	\$609,986	\$675,521	\$430,422
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,609,752	\$1,609,752	\$1,609,752	\$1,453,583	\$1,609,752	\$1,025,686
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$10,125,454	\$0	\$0
3 Floors Office Over District Parked Retail	\$7,972,468	\$7,972,468	\$7,972,468	\$7,199,022	\$7,972,468	\$5,079,819
3 Floors Office Over Local Retail w/ No District Parking	\$960,670	\$960,670	\$960,670	\$867,471	\$960,670	\$612,110
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$893,814	\$893,814	\$893,814	\$807,101	\$893,814	\$569,512
Subtotal	\$80,876,049	\$80,876,049	\$80,876,049	\$83,155,350	\$80,876,049	\$51,531,807
Industrial						
Light	\$761,598	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$2,657,916	\$0	\$0	\$0	\$0	\$0
Subtotal	\$3,419,514	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$84,295,563	\$80,876,049	\$80,876,049	\$83,155,350	\$80,876,049	\$51,531,807
TOTAL COMMERCIAL	\$89,360,850	\$85,812,959	\$85,812,959	\$87,613,308	\$83,853,646	\$53,429,043
AV FROM NEW DEVELOPMENT						
Residential	\$363,821,744	\$490,182,068	\$601,465,052	\$288,398,736	\$0	\$0
Commercial	\$89,360,850	\$85,812,959	\$85,812,959	\$87,613,308	\$83,853,646	\$53,429,043
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$17,944,505,504	\$18,747,727,102	\$24,089,962,466	\$37,948,552,483	\$53,302,463,554	\$64,438,724,439
Commercial	\$1,858,101,908	\$1,927,988,130	\$2,249,860,724	\$2,878,595,805	\$3,491,994,498	\$3,863,555,165
TOTAL AV (CUMULATIVE)	\$20,255,790,006	\$21,251,710,260	\$27,027,101,202	\$41,203,160,333	\$56,878,311,698	\$68,355,708,647
Conveyance Taxable AV						
Resold Properties						
Residential	\$1,794,450,550	\$1,874,772,710	\$2,408,996,247	\$3,794,855,248	\$5,330,246,355	\$6,443,872,444
Commercial	\$92,905,095	\$96,399,407	\$112,493,036	\$143,929,790	\$174,599,725	\$193,177,758
New Developments Sold	\$453,182,594	\$575,995,027	\$687,278,011	\$376,012,045	\$83,853,646	\$53,429,043
Total	\$2,340,538,240	\$2,547,167,144	\$3,208,767,294	\$4,314,797,083	\$5,588,699,727	\$6,690,479,245

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighted average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table D-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Project Assessed Value	\$68,355,708,647	\$813,465,475	\$1,737,925,456	\$2,706,957,468	\$3,706,980,808	\$4,788,343,143	\$5,861,590,202	\$6,408,985,082
% Increase in AV Above the Base (1)	68%	0.8%	1.7%	2.7%	3.7%	4.8%	5.9%	6.4%
Property Tax In-Lieu Above the Base (2)	\$33,820,093	\$402,475	\$859,867	\$1,339,311	\$1,834,089	\$2,369,110	\$2,900,117	\$3,170,949

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the Base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table D-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Project Assessed Value	\$6,997,433,065	\$7,607,910,133	\$8,241,560,801	\$8,900,855,903	\$9,586,658,099	\$10,309,632,413	\$11,060,648,608	\$11,841,019,060
% Increase in AV Above the Base (1)	7.0%	7.6%	8.3%	8.9%	9.6%	10.3%	11.1%	11.9%
Property Tax In-Lieu Above the Base (2)	\$3,462,093	\$3,764,137	\$4,077,646	\$4,403,843	\$4,743,154	\$5,100,858	\$5,472,435	\$5,858,536

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table D-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Project Assessed Value	\$12,651,313,267	\$13,488,322,944	\$14,390,513,741	\$15,281,487,932	\$16,206,710,665	\$17,144,407,854	\$18,161,345,884
% Increase in AV Above the Base (1)	12.7%	13.5%	14.4%	15.3%	16.2%	17.2%	18.2%
Property Tax In-Lieu Above the Base (2)	\$6,259,442	\$6,673,566	\$7,119,940	\$7,560,764	\$8,018,532	\$8,482,473	\$8,985,620

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table D-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Assessed Value	\$19,400,801,771	\$20,255,790,006	\$21,251,710,260	\$27,027,101,202	\$41,203,160,333	\$56,878,311,698	\$68,355,708,647
% Increase in AV Above the Base (1)	19.4%	20.3%	21.3%	27.1%	41.3%	57.0%	68.5%
Property Tax In-Lieu Above the Base (2)	\$9,598,861	\$10,021,880	\$10,514,628	\$13,372,096	\$20,385,930	\$28,141,465	\$33,820,093

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table D-6
Sales Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Estimating Factor	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Resident Expenditures								
Total Occupied Households (Cumulative)		25,742	1,203	2,406	3,608	4,811	6,014	7,217
Total Household Income (1)	\$112,224 per Household	\$2,888,850,633	\$134,982,847	\$269,965,693	\$404,948,540	\$539,931,387	\$674,914,233	\$809,897,080
Taxable Expenditures/yr (2)	25% of Income	\$711,669,365	\$33,253,072	\$66,506,143	\$99,759,215	\$133,012,286	\$166,265,358	\$199,518,429
Expenditure Captured by San Jose (3)	50% of Expenditure	\$355,834,683	\$16,626,536	\$33,253,072	\$49,879,607	\$66,506,143	\$83,132,679	\$99,759,215
Sales Tax	1% of Taxable Sales	\$3,558,347	\$166,265	\$332,531	\$498,796	\$665,061	\$831,327	\$997,592
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)		56,269	830	1,649	2,469	3,283	4,469	5,444
Taxable Expenditures by Employees/Yr (4)	\$3,328 per employee	\$187,259,649	\$2,762,856	\$5,489,224	\$8,215,592	\$10,926,298	\$14,873,103	\$18,117,949
Expenditure Captured by San Jose (5)	40% of Expenditure	\$74,903,860	\$1,105,142	\$2,195,690	\$3,286,237	\$4,370,519	\$5,949,241	\$7,247,179
Sales Tax	1% of Taxable Sales	\$749,039	\$11,051	\$21,957	\$32,862	\$43,705	\$59,492	\$72,472
Retail Sales								
Total Retail SqFt (Cumulative) (6)		1,533,720	38,892	73,021	107,149	139,233	301,317	323,480
Total Taxable Retail Sales	\$400 per SqFt	\$613,488,080	\$15,556,875	\$29,208,274	\$42,859,674	\$55,693,184	\$120,526,694	\$129,392,001
Total Net New Taxable Retail Sales (7)	25%	\$153,372,020	\$3,889,219	\$7,302,069	\$10,714,918	\$13,923,296	\$30,131,673	\$32,348,000
Sales Tax	1% of Taxable Sales	\$1,533,720	\$38,892	\$73,021	\$107,149	\$139,233	\$301,317	\$323,480
Non-Retail Taxable Sales (8)	\$22 per Employee	\$13,411	\$18,586	\$18,341	\$18,341	\$18,236	\$26,551	\$21,829
TOTAL SALES TAX GENERATED		\$5,854,516	\$234,795	\$445,849	\$657,149	\$866,235	\$1,218,687	\$1,415,373

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table D-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table D-6
Sales Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Resident Expenditures								
Total Occupied Households (Cumulative)	7,661	8,106	8,551	8,995	9,440	9,884	10,328	10,773
Total Household Income (1)	\$859,789,933	\$909,682,787	\$959,575,640	\$1,009,468,493	\$1,059,361,347	\$1,109,254,200	\$1,159,093,210	\$1,208,986,063
Taxable Expenditures/yr (2)	\$211,809,551	\$224,100,673	\$236,391,795	\$248,682,917	\$260,974,039	\$273,265,161	\$285,543,018	\$297,834,140
Expenditure Captured by San Jose (3)	\$105,904,776	\$112,050,337	\$118,195,897	\$124,341,458	\$130,487,019	\$136,632,580	\$142,771,509	\$148,917,070
Sales Tax	\$1,059,048	\$1,120,503	\$1,181,959	\$1,243,415	\$1,304,870	\$1,366,326	\$1,427,715	\$1,489,171
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)	6,395	7,347	8,296	9,245	10,194	11,143	12,091	13,038
Taxable Expenditures by Employees/Yr (4)	\$21,283,514	\$24,449,106	\$27,607,845	\$30,766,584	\$33,925,322	\$37,084,061	\$40,236,844	\$43,389,628
Expenditure Captured by San Jose (5)	\$8,513,406	\$9,779,643	\$11,043,138	\$12,306,633	\$13,570,129	\$14,833,624	\$16,094,738	\$17,355,851
Sales Tax	\$85,134	\$97,796	\$110,431	\$123,066	\$135,701	\$148,336	\$160,947	\$173,559
Retail Sales								
Total Retail SqFt (Cumulative) (6)	337,305	351,134	364,067	377,001	389,934	402,868	415,023	427,178
Total Taxable Retail Sales	\$134,922,192	\$140,453,482	\$145,626,874	\$150,800,266	\$155,973,657	\$161,147,049	\$166,009,186	\$170,871,323
Total Net New Taxable Retail Sales (7)	\$33,730,548	\$35,113,371	\$36,406,719	\$37,700,066	\$38,993,414	\$40,286,762	\$41,502,297	\$42,717,831
Sales Tax	\$337,305	\$351,134	\$364,067	\$377,001	\$389,934	\$402,868	\$415,023	\$427,178
Non-Retail Taxable Sales (8)	\$21,296	\$21,296	\$21,250	\$21,250	\$21,250	\$21,250	\$21,210	\$21,210
TOTAL SALES TAX GENERATED	\$1,502,783	\$1,590,729	\$1,677,707	\$1,764,731	\$1,851,755	\$1,938,779	\$2,024,895	\$2,111,117

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table D-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table D-6
Sales Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Resident Expenditures								
Total Occupied Households (Cumulative)	11,218	11,662	12,107	12,551	12,996	13,440	13,885	14,373
Total Household Income (1)	\$1,258,878,916	\$1,308,771,770	\$1,358,664,623	\$1,408,557,476	\$1,458,450,329	\$1,508,343,183	\$1,558,236,036	\$1,613,028,295
Taxable Expenditures/yr (2)	\$310,125,262	\$322,416,384	\$334,707,506	\$346,998,628	\$359,289,749	\$371,580,871	\$383,871,993	\$397,370,085
Expenditure Captured by San Jose (3)	\$155,062,631	\$161,208,192	\$167,353,753	\$173,499,314	\$179,644,875	\$185,790,436	\$191,935,997	\$198,685,043
Sales Tax	\$1,550,626	\$1,612,082	\$1,673,538	\$1,734,993	\$1,796,449	\$1,857,904	\$1,919,360	\$1,986,850
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)	13,984	14,930	15,875	17,194	18,152	19,110	20,067	21,075
Taxable Expenditures by Employees/Yr (4)	\$46,537,359	\$49,685,090	\$52,832,154	\$57,222,282	\$60,409,641	\$63,596,999	\$66,781,809	\$70,137,971
Expenditure Captured by San Jose (5)	\$18,614,944	\$19,874,036	\$21,132,862	\$22,888,913	\$24,163,856	\$25,438,800	\$26,712,724	\$28,055,188
Sales Tax	\$186,149	\$198,740	\$211,329	\$228,889	\$241,639	\$254,388	\$267,127	\$280,552
Retail Sales								
Total Retail SqFt (Cumulative) (6)	438,673	450,168	461,576	603,893	620,560	637,228	653,562	669,857
Total Taxable Retail Sales	\$175,469,349	\$180,067,375	\$184,630,378	\$241,557,088	\$248,224,166	\$254,891,244	\$261,424,906	\$267,942,944
Total Net New Taxable Retail Sales (7)	\$43,867,337	\$45,016,844	\$46,157,594	\$60,389,272	\$62,056,042	\$63,722,811	\$65,356,226	\$66,985,736
Sales Tax	\$438,673	\$450,168	\$461,576	\$603,893	\$620,560	\$637,228	\$653,562	\$669,857
Non-Retail Taxable Sales (8)	\$21,176	\$21,176	\$21,171	\$29,534	\$21,442	\$21,442	\$21,425	\$22,578
TOTAL SALES TAX GENERATED	\$2,196,625	\$2,282,166	\$2,367,613	\$2,597,309	\$2,680,090	\$2,770,963	\$2,861,475	\$2,959,837

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table D-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table D-6
Sales Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Resident Expenditures							
Total Occupied Households (Cumulative)	15,004	15,356	15,800	18,166	22,512	25,742	25,742
Total Household Income (1)	\$1,683,816,674	\$1,723,272,136	\$1,773,112,316	\$2,038,652,380	\$2,526,369,272	\$2,888,850,633	\$2,888,850,633
Taxable Expenditures/yr (2)	\$414,808,827	\$424,528,694	\$436,806,840	\$502,222,728	\$622,371,955	\$711,669,365	\$711,669,365
Expenditure Captured by San Jose (3)	\$207,404,414	\$212,264,347	\$218,403,420	\$251,111,364	\$311,185,978	\$355,834,683	\$355,834,683
Sales Tax	\$2,074,044	\$2,122,643	\$2,184,034	\$2,511,114	\$3,111,860	\$3,558,347	\$3,558,347
Employee Expenditures							
Total Retail and Non-Retail Employees (Cumulative)	22,292	23,282	24,236	29,006	38,911	49,089	56,269
Taxable Expenditures by Employees/Yr (4)	\$74,188,278	\$77,480,569	\$80,655,870	\$96,532,375	\$129,494,593	\$163,365,740	\$187,259,649
Expenditure Captured by San Jose (5)	\$29,675,311	\$30,992,228	\$32,262,348	\$38,612,950	\$51,797,837	\$65,346,296	\$74,903,860
Sales Tax	\$296,753	\$309,922	\$322,623	\$386,129	\$517,978	\$653,463	\$749,039
Retail Sales							
Total Retail SqFt (Cumulative) (6)	687,937	703,350	718,442	793,902	1,073,356	1,455,944	1,533,720
Total Taxable Retail Sales	\$275,174,760	\$281,340,137	\$287,376,883	\$317,560,613	\$429,342,421	\$582,377,554	\$613,488,080
Total Net New Taxable Retail Sales (7)	\$68,793,690	\$70,335,034	\$71,844,221	\$79,390,153	\$107,335,605	\$145,594,388	\$153,372,020
Sales Tax	\$687,937	\$703,350	\$718,442	\$793,902	\$1,073,356	\$1,455,944	\$1,533,720
Non-Retail Taxable Sales (8)	\$27,247	\$22,148	\$21,361	\$21,361	\$21,180	\$21,047	\$13,411
TOTAL SALES TAX GENERATED	\$3,085,982	\$3,158,064	\$3,246,461	\$3,712,506	\$4,724,374	\$5,688,801	\$5,854,516

(1) Household Income Assumptions:

Average Unit Price	\$566,406 (See Table D-4)
Down Payment	10% of Home Price
Mortgage	30 yr; 6% interest
Household Income	3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table D-7
Business Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Assumptions		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<u>Leased SqFt (Cumulative)</u>												
Retail		1,533,720	38,892	73,021	107,149	139,233	301,317	323,480	337,305	351,134	364,067	377,001
Workplace		14,949,551	209,000	418,000	627,000	836,000	1,045,000	1,306,250	1,567,500	1,828,750	2,090,000	2,351,250
<u>Number of Businesses</u>												
Retail	3,500 SqFt /Tenant	438	11	21	31	40	86	92	96	100	104	108
Workplace	10,000 SqFt /Tenant	1,495	21	42	63	84	105	131	157	183	209	235
Total		1,933	32	63	93	123	191	223	253	283	313	343
<u>Annual Business Tax Revenue (1), (2)</u>												
Retail	\$150 / Business \$18 /Employee	\$144,608	\$3,667	\$6,885	\$10,103	\$13,128	\$28,410	\$30,500	\$31,803	\$33,107	\$34,326	\$35,546
Workplace	\$150 / Business- \$18 /Employee	\$1,121,216	\$15,675	\$31,350	\$47,025	\$62,700	\$78,375	\$97,969	\$117,563	\$137,156	\$156,750	\$176,344
Total		\$1,265,824	\$19,342	\$38,235	\$57,128	\$75,828	\$106,785	\$128,468	\$149,366	\$170,263	\$191,076	\$211,890

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table D-7
Business Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<u>Leased SqFt (Cumulative)</u>										
Retail	389,934	402,868	415,023	427,178	438,673	450,168	461,576	603,893	620,560	637,228
Workplace	2,612,500	2,873,750	3,135,000	3,396,250	3,657,500	3,918,750	4,180,000	4,441,250	4,702,500	4,963,750
<u>Number of Businesses</u>										
Retail	111	115	119	122	125	129	132	173	177	182
Workplace	<u>261</u>	<u>287</u>	<u>314</u>	<u>340</u>	<u>366</u>	<u>392</u>	<u>418</u>	<u>444</u>	<u>470</u>	<u>496</u>
Total	373	402	432	462	491	520	550	617	648	678
<u>Annual Business Tax Revenue (1), (2)</u>										
Retail	\$36,765	\$37,985	\$39,131	\$40,277	\$41,361	\$42,444	\$43,520	\$56,938	\$58,510	\$60,082
Workplace	<u>\$195,938</u>	<u>\$215,531</u>	<u>\$235,125</u>	<u>\$254,719</u>	<u>\$274,313</u>	<u>\$293,906</u>	<u>\$313,500</u>	<u>\$333,094</u>	<u>\$352,688</u>	<u>\$372,281</u>
Total	\$232,703	\$253,516	\$274,256	\$294,996	\$315,673	\$336,351	\$357,020	\$390,032	\$411,197	\$432,363

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table D-7
Business Tax Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<u>Leased SqFt (Cumulative)</u>									
Retail	653,562	669,857	687,937	703,350	718,442	793,902	1,073,356	1,455,944	1,533,720
Workplace	5,225,000	5,511,904	5,882,568	6,160,935	6,422,185	7,728,435	10,340,936	12,954,340	14,949,551
<u>Number of Businesses</u>									
Retail	187	191	197	201	205	227	307	416	438
Workplace	<u>523</u>	<u>551</u>	<u>588</u>	<u>616</u>	<u>642</u>	<u>773</u>	<u>1,034</u>	<u>1,295</u>	<u>1,495</u>
Total	709	743	785	817	847	1,000	1,341	1,711	1,933
<u>Annual Business Tax Revenue (1), (2)</u>									
Retail	\$61,622	\$63,158	\$64,863	\$66,316	\$67,739	\$74,854	\$101,202	\$137,275	\$144,608
Workplace	<u>\$391,875</u>	<u>\$413,393</u>	<u>\$441,193</u>	<u>\$462,070</u>	<u>\$481,664</u>	<u>\$579,633</u>	<u>\$775,570</u>	<u>\$971,575</u>	<u>\$1,121,216</u>
Total	\$453,497	\$476,551	\$506,055	\$528,386	\$549,403	\$654,486	\$876,772	\$1,108,850	\$1,265,824

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table D-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Resale/New Sale Value (See Table D-4)	\$6,690,479,245	\$813,465,475	\$986,778,225	\$1,102,404,915	\$1,207,959,580	\$1,366,307,342	\$1,440,952,156	\$997,572,593	\$1,079,959,806
Conveyance Tax (\$3.30/\$1,000 value)	\$22,078,582	\$2,684,436	\$3,256,368	\$3,637,936	\$3,986,267	\$4,508,814	\$4,755,142	\$3,291,990	\$3,563,867
Construction Tax (See Table D-9)	\$14,595	\$175,881	\$175,458	\$175,458	\$175,276	\$185,676	\$178,794	\$80,456	\$80,456
Total C&C Tax	\$22,093,176	\$2,860,317	\$3,431,826	\$3,813,394	\$4,161,543	\$4,694,490	\$4,933,936	\$3,372,445	\$3,644,323
Allocation to Parks O&M Use (1)	\$2,120,945	\$274,590	\$329,455	\$366,086	\$399,508	\$450,671	\$473,658	\$323,755	\$349,855
Allocation to Capital Programs									
Parks Capital Program (64%)	\$14,139,633	\$1,556,013	\$1,866,913	\$2,074,486	\$2,263,879	\$2,553,803	\$2,684,061	\$1,834,610	\$1,982,512
Communications (3.4%)	\$737,912	\$97,251	\$116,682	\$129,655	\$141,492	\$159,613	\$167,754	\$114,663	\$123,907
Service Yard (8.78%)	\$1,718,849	\$251,136	\$301,314	\$334,816	\$365,383	\$412,176	\$433,200	\$296,101	\$319,972
Library (14.22%)	\$3,148,278	\$406,737	\$488,006	\$542,265	\$591,771	\$667,557	\$701,606	\$479,562	\$518,223
Fire (8.4%)	\$1,855,827	\$240,267	\$288,273	\$320,325	\$349,570	\$394,337	\$414,451	\$283,285	\$306,123
Park Yards (1.2%)	\$265,118	\$34,324	\$41,182	\$45,761	\$49,939	\$56,334	\$59,207	\$40,469	\$43,732
Total	\$21,865,616	\$2,585,727	\$3,102,371	\$3,447,308	\$3,762,035	\$4,243,819	\$4,460,279	\$3,048,690	\$3,294,468

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table D-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Total Resale/New Sale Value (See Table D-4)	\$1,146,558,093	\$1,216,048,351	\$1,289,841,703	\$1,366,494,275	\$1,455,877,659	\$1,539,065,507	\$1,625,779,565	\$1,715,383,884
Conveyance Tax (\$3.30/\$1,000 value)	\$3,783,642	\$4,012,960	\$4,256,478	\$4,509,431	\$4,804,396	\$5,078,916	\$5,365,073	\$5,660,767
Construction Tax (See)	<u>\$80,376</u>	<u>\$80,376</u>	<u>\$80,376</u>	<u>\$80,376</u>	<u>\$80,233</u>	<u>\$80,307</u>	<u>\$80,248</u>	<u>\$80,248</u>
Total C&C Tax	\$3,864,018	\$4,093,336	\$4,336,854	\$4,589,807	\$4,884,629	\$5,159,223	\$5,445,320	\$5,741,015
Allocation to Parks O&M Use (1)	\$370,946	\$392,960	\$416,338	\$440,621	\$468,924	\$495,285	\$522,751	\$551,137
Allocation to Capital Programs								
Parks Capital Program (64%)	\$2,102,026	\$2,226,775	\$2,359,248	\$2,496,855	\$2,657,238	\$2,806,617	\$2,962,254	\$3,123,112
Communications (3.4%)	\$131,377	\$139,173	\$147,453	\$156,053	\$166,077	\$175,414	\$185,141	\$195,194
Service Yard (8.78%)	\$339,261	\$359,395	\$380,776	\$402,985	\$428,870	\$452,980	\$478,099	\$504,061
Library (14.22%)	\$549,463	\$582,072	\$616,701	\$652,671	\$694,594	\$733,641	\$774,325	\$816,372
Fire (8.4%)	\$324,577	\$343,840	\$364,296	\$385,544	\$410,309	\$433,375	\$457,407	\$482,245
Park Yards (1.2%)	<u>\$46,368</u>	<u>\$49,120</u>	<u>\$52,042</u>	<u>\$55,078</u>	<u>\$58,616</u>	<u>\$61,911</u>	<u>\$65,344</u>	<u>\$68,892</u>
Total	\$3,493,072	\$3,700,375	\$3,920,516	\$4,149,186	\$4,415,704	\$4,663,937	\$4,922,570	\$5,189,877

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table D-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Total Resale/New Sale Value (See Table D-4)	\$1,804,140,944	\$1,933,473,856	\$1,990,907,850	\$2,093,656,140	\$2,177,328,957	\$2,328,761,723	\$2,629,600,759
Conveyance Tax (\$3.30/\$1,000 value)	\$5,953,665	\$6,380,464	\$6,569,996	\$6,909,065	\$7,185,186	\$7,684,914	\$8,677,683
Construction Tax (See)	<u>\$80,240</u>	<u>\$90,721</u>	<u>\$80,707</u>	<u>\$80,707</u>	<u>\$80,677</u>	<u>\$88,453</u>	<u>\$114,012</u>
Total C&C Tax	\$6,033,905	\$6,471,184	\$6,650,703	\$6,989,772	\$7,265,863	\$7,773,367	\$8,791,695
Allocation to Parks O&M Use (1)	\$579,255	\$621,234	\$638,467	\$671,018	\$697,523	\$746,243	\$844,003
Allocation to Capital Programs							
Parks Capital Program (64%)	\$3,282,444	\$3,520,324	\$3,617,982	\$3,802,436	\$3,952,629	\$4,228,712	\$4,782,682
Communications (3.4%)	\$205,153	\$220,020	\$226,124	\$237,652	\$247,039	\$264,294	\$298,918
Service Yard (8.78%)	\$529,777	\$568,170	\$583,932	\$613,702	\$637,943	\$682,502	\$771,911
Library (14.22%)	\$858,021	\$920,202	\$945,730	\$993,946	\$1,033,206	\$1,105,373	\$1,250,179
Fire (8.4%)	\$506,848	\$543,579	\$558,659	\$587,141	\$610,332	\$652,963	\$738,502
Park Yards (1.2%)	<u>\$72,407</u>	<u>\$77,654</u>	<u>\$79,808</u>	<u>\$83,877</u>	<u>\$87,190</u>	<u>\$93,280</u>	<u>\$105,500</u>
Total	\$5,454,650	\$5,849,951	\$6,012,236	\$6,318,754	\$6,568,340	\$7,027,124	\$7,947,692

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table D-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Total Resale/New Sale Value (See Table D-4)	\$2,340,538,240	\$2,547,167,144	\$3,208,767,294	\$4,314,797,083	\$5,588,699,727	\$6,690,479,245
Conveyance Tax (\$3.30/\$1,000 value)	\$7,723,776	\$8,405,652	\$10,588,932	\$14,238,830	\$18,442,709	\$22,078,582
Construction Tax (See)	<u>\$66,899</u>	<u>\$80,494</u>	<u>\$86,076</u>	<u>\$51,711</u>	<u>\$22,905</u>	<u>\$14,595</u>
Total C&C Tax	\$7,790,675	\$8,486,146	\$10,675,008	\$14,290,541	\$18,465,614	\$22,093,176
Allocation to Parks O&M Use (1)	\$747,905	\$814,670	\$1,024,801	\$1,371,892	\$1,772,699	\$2,120,945
Allocation to Capital Programs						
Parks Capital Program (64%)	\$4,238,127	\$4,616,463	\$5,807,205	\$7,774,054	\$10,045,294	\$14,139,633
Communications (3.4%)	\$264,883	\$288,529	\$362,950	\$485,878	\$627,831	\$737,912
Service Yard (8.78%)	\$684,021	\$745,084	\$937,266	\$1,254,710	\$1,621,281	\$1,718,849
Library (14.22%)	\$1,107,834	\$1,206,730	\$1,517,986	\$2,032,115	\$2,625,810	\$3,148,278
Fire (8.4%)	\$654,417	\$712,836	\$896,701	\$1,200,405	\$1,551,112	\$1,855,827
Park Yards (1.2%)	<u>\$93,488</u>	<u>\$101,834</u>	<u>\$128,100</u>	<u>\$171,486</u>	<u>\$221,587</u>	<u>\$265,118</u>
Total	\$7,042,771	\$7,671,476	\$9,650,207	\$12,918,649	\$16,692,915	\$21,865,616

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table D-9
Construction Tax Estimate, (1)
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
R1 High-rise	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2 9 Story Mid-rise:	\$0	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$2,218	\$2,218
R3 4 story frame o/podium:	\$0	\$11,764	\$11,426	\$11,426	\$14,096	\$14,096	\$14,411	\$5,327	\$4,137
R4 3 story frame w/surface pkg:	\$0	\$6,236	\$6,574	\$6,574	\$3,904	\$3,904	\$3,589	\$1,327	\$2,516
R5 3 story Townhomes	\$0	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$13,861	\$13,861
R6 SF detached edge estate	\$0	\$0	\$7,249	\$7,249	\$3,342	\$3,342	\$614	\$227	\$1,098
R7 SF detached (14/acre)	\$0	\$73,871	\$47,781	\$47,781	\$42,562	\$42,562	\$55,555	\$20,534	\$10,737
R8 SF detached (12/acre)	\$0	\$7,366	\$16,908	\$16,908	\$17,004	\$17,004	\$17,291	\$6,391	\$8,181
R9 SF detached (10/acre)	\$0	\$1,263	\$10,562	\$10,562	\$19,592	\$19,592	\$9,041	\$3,342	\$10,478
W1 Corporate/Tech Office (4 story with 1 story parking)	\$4,311	\$2,878	\$2,824	\$2,824	\$2,610	\$2,610	\$2,702	\$2,702	\$2,702
W2 Corporate/Tech Office (7 story with 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$8,819	\$8,819	\$8,819
W3 Corporate/Tech Office (2 story with 1 story parking)	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4 R&D/Lab (1 story with 1 story parking)	\$132	\$0	\$0	\$0	\$0	\$0	\$56	\$56	\$56
W5 Corporate/Tech (4 story with 4 story parking)	\$7,404	\$7,878	\$8,201	\$8,201	\$9,058	\$9,058	\$6,448	\$6,448	\$6,448
W6 Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7 Downtown Professional Service Office (4 story)	\$290	\$0	\$1,001	\$1,001	\$903	\$903	\$411	\$411	\$411
W8 Downtown Professional Service Office (7 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,181	\$1,181	\$1,181
W9 Light Industrial (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10 Manufacturing (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1 Live work loft/town home (on-site parking)	\$0	\$4,500	\$4,500	\$4,500	\$5,056	\$5,056	\$5,056	\$1,869	\$1,869
M2 18 fl. High-rise res. over office w/ structured parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3 Live work loft/town home (parking within building)	\$0	\$1,500	\$1,500	\$1,500	\$944	\$944	\$944	\$349	\$349
M4 3 floors Office over regional/district parked retail	\$2,036	\$8,850	\$7,017	\$7,017	\$6,331	\$6,331	\$2,882	\$2,882	\$2,882
M5 3 floors Office over local retail w/ no district parking	\$272	\$275	\$415	\$415	\$374	\$374	\$296	\$296	\$296
M6 3 fl. Res. over reg./district parked retail	\$0	\$5,496	\$5,496	\$5,496	\$5,511	\$5,511	\$5,511	\$2,037	\$1,945
M7 3 fl. Res. over local comm. w/ no district parking	\$0	\$504	\$504	\$504	\$489	\$489	\$489	\$181	\$272
M8 3 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9 2 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR Local Retail	\$0	\$0	\$0	\$0	\$0	\$3,062	\$0	\$0	\$0
RR Regional Retail	\$0	\$0	\$0	\$0	\$0	\$7,338	\$0	\$0	\$0
Total	\$14,595	\$175,881	\$175,458	\$175,458	\$175,276	\$185,676	\$178,794	\$80,456	\$80,456

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table D-9
Construction Tax Estimate, (1)
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
R1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218
R3	\$4,137	\$4,137	\$4,137	\$4,137	\$3,350	\$3,350	\$2,876	\$2,876	\$3,207	\$3,207	\$3,498
R4	\$2,516	\$2,516	\$2,516	\$2,516	\$3,304	\$3,304	\$3,777	\$3,777	\$3,446	\$3,446	\$3,156
R5	\$13,861	\$13,861	\$13,861	\$13,861	\$14,911	\$16,079	\$16,079	\$16,079	\$16,079	\$16,079	\$16,079
R6	\$1,098	\$1,098	\$1,098	\$1,098	\$1,542	\$1,542	\$1,591	\$1,591	\$1,433	\$1,433	\$1,200
R7	\$10,737	\$10,737	\$10,737	\$10,737	\$5,749	\$5,749	\$5,198	\$5,198	\$6,346	\$6,346	\$8,051
R8	\$8,181	\$8,181	\$8,181	\$8,181	\$9,093	\$9,093	\$9,193	\$9,193	\$9,232	\$9,232	\$9,289
R9	\$10,478	\$10,478	\$10,478	\$10,478	\$14,110	\$14,110	\$14,512	\$14,512	\$13,483	\$13,483	\$11,954
W1	\$2,994	\$2,994	\$2,994	\$2,994	\$3,249	\$3,249	\$3,465	\$3,465	\$3,479	\$3,965	\$6,404
W2	\$8,819	\$8,819	\$4,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4	\$69	\$69	\$69	\$69	\$79	\$79	\$88	\$88	\$87	\$99	\$158
W5	\$6,423	\$6,423	\$6,423	\$6,423	\$6,401	\$6,401	\$6,383	\$6,383	\$6,398	\$7,292	\$11,759
W6	\$0	\$0	\$5,127	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$8,324	\$0
W7	\$370	\$370	\$370	\$370	\$334	\$334	\$304	\$304	\$299	\$341	\$541
W8	\$1,181	\$1,181	\$576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	\$1,869	\$1,869	\$1,869	\$1,869	\$921	\$0	\$0	\$0	\$0	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	\$349	\$349	\$349	\$349	\$172	\$0	\$0	\$0	\$0	\$0	\$0
M4	\$2,593	\$2,593	\$2,593	\$2,593	\$2,341	\$2,341	\$2,128	\$2,128	\$2,099	\$2,392	\$3,794
M5	\$266	\$266	\$266	\$266	\$240	\$240	\$218	\$218	\$215	\$245	\$389
M6	\$1,945	\$1,945	\$1,945	\$1,945	\$1,852	\$1,852	\$1,764	\$1,764	\$1,696	\$1,696	\$1,631
M7	\$272	\$272	\$272	\$272	\$365	\$365	\$454	\$454	\$521	\$521	\$587
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,625	\$0
RR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,775	\$0
Total	\$80,376	\$80,376	\$80,376	\$80,376	\$80,233	\$80,307	\$80,248	\$80,248	\$80,240	\$90,721	\$80,707

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table D-9
Construction Tax Estimate, (1)
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
R1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2	\$2,218	\$2,218	\$2,436	\$3,147	\$2,363	\$2,218	\$0	\$0	\$0	\$0
R3	\$3,498	\$3,966	\$4,729	\$6,109	\$4,588	\$4,306	\$4,306	\$14,902	\$0	\$0
R4	\$3,156	\$2,687	\$2,578	\$3,330	\$2,501	\$2,347	\$2,347	\$8,123	\$0	\$0
R5	\$16,079	\$16,079	\$17,658	\$22,812	\$24,450	\$46,500	\$54,300	\$0	\$0	\$0
R6	\$1,200	\$439	\$92	\$22	\$3	\$0	\$0	\$0	\$0	\$0
R7	\$8,051	\$13,601	\$19,778	\$33,050	\$4,803	\$0	\$0	\$0	\$0	\$0
R8	\$9,289	\$9,476	\$8,019	\$1,930	\$281	\$0	\$0	\$0	\$0	\$0
R9	\$11,954	\$6,978	\$5,599	\$8,263	\$1,201	\$0	\$0	\$0	\$0	\$0
W1	\$6,404	\$6,456	\$6,562	\$7,385	\$6,766	\$6,766	\$6,766	\$6,109	\$6,766	\$4,311
W2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$0	\$0	\$50	\$258	\$236	\$236	\$236	\$213	\$236	\$150
W4	\$158	\$153	\$161	\$226	\$207	\$207	\$207	\$187	\$207	\$132
W5	\$11,759	\$11,817	\$11,820	\$12,684	\$11,620	\$11,620	\$11,620	\$10,493	\$11,620	\$7,404
W6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	\$541	\$526	\$499	\$498	\$456	\$456	\$456	\$412	\$456	\$290
W8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$0	\$0	\$518	\$1,728	\$346	\$0	\$0	\$0	\$0	\$0
W10	\$0	\$0	\$1,642	\$5,472	\$1,096	\$0	\$0	\$0	\$0	\$0
M1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0
M3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M4	\$3,794	\$3,686	\$3,498	\$3,487	\$3,195	\$3,195	\$3,195	\$2,885	\$3,195	\$2,036
M5	\$389	\$378	\$380	\$465	\$426	\$426	\$426	\$385	\$426	\$272
M6	\$1,631	\$1,509	\$1,539	\$1,989	\$1,494	\$1,402	\$1,402	\$1,266	\$0	\$0
M7	\$587	\$709	\$896	\$1,158	\$869	\$816	\$816	\$737	\$0	\$0
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$80,707	\$80,677	\$88,453	\$114,012	\$66,899	\$80,494	\$86,076	\$51,711	\$22,905	\$14,595

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table D-10
Library Parcel Tax Estimate, (1)
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
R1	High-rise	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2	9 Story Mid-rise:	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$739
R3	4 story frame o/podium:	\$894	\$869	\$869	\$1,072	\$1,072	\$1,096	\$405
R4	3 story frame w/surface pkg:	\$642	\$677	\$677	\$402	\$402	\$369	\$137
R5	3 story Townhomes	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$2,310
R6	SF detached edge estate	\$0	\$1,208	\$1,208	\$557	\$557	\$102	\$38
R7	SF detached (14/acre)	\$12,312	\$7,964	\$7,964	\$7,094	\$7,094	\$9,259	\$3,422
R8	SF detached (12/acre)	\$1,228	\$2,818	\$2,818	\$2,834	\$2,834	\$2,882	\$1,065
R9	SF detached (10/acre)	\$210	\$1,760	\$1,760	\$3,265	\$3,265	\$1,507	\$557
W1	Corporate/Tech Office (4 story with 1 story parking)	\$164	\$161	\$161	\$149	\$149	\$154	\$154
W2	Corporate/Tech Office (7 story with 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$140	\$140
W3	Corporate/Tech Office (2 story with 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4	R&D/Lab (1 story with 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$2	\$2
W5	Corporate/Tech (4 story with 4 story parking)	\$168	\$175	\$175	\$194	\$194	\$138	\$138
W6	Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	Downtown Professional Service Office (4 story)	\$0	\$13	\$13	\$11	\$11	\$5	\$5
W8	Downtown Professional Service Office (7 story)	\$0	\$0	\$0	\$0	\$0	\$9	\$9
W9	Light Industrial (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	Manufacturing (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	Live work loft/town home (on-site parking)	\$750	\$750	\$750	\$843	\$843	\$843	\$311
M2	18 fl. High-rise res. over office w/ structured parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	Live work loft/town home (parking within building)	\$250	\$250	\$250	\$157	\$157	\$157	\$58
M4	3 floors Office over regional/district parked retail	\$104	\$83	\$83	\$75	\$75	\$34	\$34
M5	3 floors Office over local retail w/ no district parking	\$14	\$21	\$21	\$19	\$19	\$15	\$15
M6	3 fl. Res. over reg./district parked retail	\$1,842	\$1,842	\$1,842	\$1,847	\$1,847	\$1,847	\$683
M7	3 fl. Res. over local comm. w/ no district parking	\$46	\$46	\$46	\$44	\$44	\$44	\$16
M8	3 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	2 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	Local Retail	\$0	\$0	\$0	\$0	\$234	\$0	\$0
RR	Regional Retail	\$0	\$0	\$0	\$0	\$198	\$0	\$0
Total		\$26,874	\$26,886	\$26,886	\$26,812	\$27,244	\$26,853	\$10,239
Available for Library O&M Use		\$13,437	\$13,443	\$13,443	\$13,406	\$13,622	\$13,426	\$5,119

(1) Based on the current rate structure as shown on Table F-1. This revenue source is assumed to sunset by 2014 (i.e., year 7 for this model); The parcel tax is calculated based on the assumption that apartment parcels are, on average, 3 acres each, and office and retail parcels are 5 acres each.

(2) Assumes 50% is allocated to O&M use and the rest to capital project;

Source: City of San Jose; Economic & Planning Systems, Inc.

Table D-11
Fire Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	6,200	7,440	7,898	8,357	8,815	9,273
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	22,487	23,792	25,097	26,401
Project Non-Retail Jobs (Cumulative)	51,887	719	1,441	2,163	2,885	3,608	4,520	5,432	6,343	7,256	8,168
Project Retail Jobs (Cumulative)	4,382	111	209	306	398	861	924	964	1,003	1,040	1,077
Fire Station (1)	2	0	0	1	1	1	1	1	1	1	1
Engine	2	0	0	1	1	1	1	1	1	1	1
Truck	2	0	0	1	1	1	1	1	1	1	1
Fire Fighters (2)	63	0	0	31.5	31.5	31.5	31.5	31.5	31.5	31.5	31.5
General Fund O&M Cost											
Fire Fighters (3)	\$7,560,000	\$0	\$0	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000
Overhead Cost (4)	\$756,000	\$0	\$0	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000
Annual General Fund O&M Cost (5)	\$14,663,336	\$0	\$0	\$4,241,576	\$4,283,992	\$4,326,831	\$4,370,100	\$4,413,801	\$4,457,939	\$4,502,518	\$4,547,543

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-11
Fire Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	9,732	10,190	10,648	11,106	11,565	12,023	12,481	12,940	13,398	13,856
Project Population (Cumulative)	27,706	29,011	30,318	31,631	32,943	34,255	35,567	36,879	38,191	39,503
Project Non-Retail Jobs (Cumulative)	9,080	9,992	10,905	11,817	12,730	13,643	14,556	15,469	16,379	17,289
Project Retail Jobs (Cumulative)	1,114	1,151	1,186	1,221	1,253	1,286	1,319	1,725	1,773	1,821
Fire Station (1)	1	1	1	1	1	1	1	2	2	2
Engine	1	1	1	1	1	1	1	2	2	2
Truck	1	1	1	1	1	1	1	2	2	2
Fire Fighters (2)	31.5	31.5	31.5	31.5	31.5	31.5	31.5	63	63	63
General Fund O&M Cost										
Fire Fighters (3)	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$7,560,000	\$7,560,000	\$7,560,000
Overhead Cost (4)	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$756,000	\$756,000	\$756,000
Annual General Fund O&M Cost (5)	\$4,593,019	\$4,638,949	\$4,685,338	\$4,732,192	\$4,779,514	\$4,827,309	\$4,875,582	\$9,848,676	\$9,947,162	\$10,046,634

- (1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.
- (2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.
- (3) Assumes an average fire fighter cost of \$120,000.
- (4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.
- (5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-11
Fire Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	14,315	14,818	15,468	15,831	16,288	18,728	23,208	26,538	26,538
Project Population (Cumulative)	40,815	42,256	44,117	45,069	46,243	52,538	63,970	71,623	71,623
Project Non-Retail Jobs (Cumulative)	18,200	19,161	20,327	21,272	22,183	26,738	35,844	44,929	51,887
Project Retail Jobs (Cumulative)	1,867	1,914	1,966	2,010	2,053	2,268	3,067	4,160	4,382
Fire Station (1)	2	2	2	2	2	2	2	2	2
Engine	2	2	2	2	2	2	2	2	2
Truck	2	2	2	2	2	2	2	2	2
Fire Fighters (2)	63	63	63	63	63	63	63	63	63
General Fund O&M Cost									
Fire Fighters (3)	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000
Overhead Cost (4)	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000
Annual General Fund O&M Cost (5)	\$10,147,100	\$10,248,571	\$10,351,057	\$10,454,568	\$10,559,113	\$11,097,734	\$12,258,803	\$13,541,345	\$14,663,336

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-12
Police Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	6,200	7,440	7,898	8,357	8,815	9,273
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	22,487	23,792	25,097	26,401
Jobs											
Project Non-Retail Jobs (Cumulative)	51,887	719	1,441	2,163	2,885	3,608	4,520	5,432	6,343	7,256	8,168
Project Retail Jobs (Cumulative)	4,382	111	209	306	398	861	924	964	1,003	1,040	1,077
Officer Cost											
New Officers Required (Cumulative) (1)	60	9	9	9	12	15	18	19	20	21	22
Annual Officer Cost (2)	\$7,500,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,478,717	\$1,848,396	\$2,218,075	\$2,354,717	\$2,491,359	\$2,628,002	\$2,764,644
Associated Overhead Cost (3)	\$750,000	\$112,500	\$112,500	\$112,500	\$147,872	\$184,840	\$221,808	\$235,472	\$249,136	\$262,800	\$276,464
Community Police Center O&M Cost (4)	\$125,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)											
Number of Crossing Guards	32	5	6	7	10	10	13	13	14	15	15
Supervisor Needed	0.49	0.07	0.10	0.11	0.15	0.16	0.20	0.20	0.22	0.22	0.23
Supervisor Cost	\$34,462	\$5,230	\$6,861	\$7,855	\$10,260	\$11,254	\$13,969	\$14,336	\$15,324	\$15,692	\$16,059
Annual General Fund O&M Cost (6)	\$14,828,134	\$1,242,730	\$1,256,805	\$1,270,386	\$1,686,447	\$2,127,504	\$2,710,399	\$2,897,446	\$3,088,629	\$3,282,673	\$3,480,290

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMM; Dahlin Group and Economic & Planning Systems, Inc.

Table D-12
Police Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	9,732	10,190	10,648	11,106	11,565	12,023	12,481	12,940	13,398	13,856
Project Population (Cumulative)	27,706	29,011	30,318	31,631	32,943	34,255	35,567	36,879	38,191	39,503
Jobs										
Project Non-Retail Jobs (Cumulative)	9,080	9,992	10,905	11,817	12,730	13,643	14,556	15,469	16,379	17,289
Project Retail Jobs (Cumulative)	1,114	1,151	1,186	1,221	1,253	1,286	1,319	1,725	1,773	1,821
Officer Cost										
New Officers Required (Cumulative) (1)	23	24	25	26	28	29	30	31	32	33
Annual Officer Cost (2)	\$2,901,286	\$3,037,928	\$3,174,815	\$3,312,208	\$3,449,601	\$3,586,995	\$3,724,388	\$3,861,781	\$3,999,174	\$4,136,567
Associated Overhead Cost (3)	\$290,129	\$303,793	\$317,482	\$331,221	\$344,960	\$358,699	\$372,439	\$386,178	\$399,917	\$413,657
Community Police Center O&M Cost (4)	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)										
Number of Crossing Guards	15	16	16	17	17	18	19	19	20	20
Supervisor Needed	0.23	0.24	0.25	0.26	0.27	0.27	0.29	0.29	0.30	0.31
Supervisor Cost	\$16,426	\$16,794	\$17,635	\$18,002	\$18,843	\$19,211	\$20,060	\$20,427	\$21,277	\$21,644
Annual General Fund O&M Cost (6)	\$3,681,530	\$3,886,447	\$4,095,932	\$4,309,312	\$4,527,095	\$4,748,252	\$4,973,945	\$5,203,106	\$5,436,930	\$5,674,328

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMH; Dahlin Group and Economic & Planning Systems, Inc.

Table D-12
Police Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	14,315	14,818	15,468	15,831	16,288	18,728	23,208	26,538	26,538
Project Population (Cumulative)	40,815	42,256	44,117	45,069	46,243	52,538	63,970	71,623	71,623
Jobs									
Project Non-Retail Jobs (Cumulative)	18,200	19,161	20,327	21,272	22,183	26,738	35,844	44,929	51,887
Project Retail Jobs (Cumulative)	1,867	1,914	1,966	2,010	2,053	2,268	3,067	4,160	4,382
Officer Cost									
New Officers Required (Cumulative) [1]	34	35	37	38	39	44	54	60	60
Annual Officer Cost (2)	\$4,273,960	\$4,424,845	\$4,619,779	\$4,719,399	\$4,842,411	\$5,501,527	\$6,698,653	\$7,500,000	\$7,500,000
Associated Overhead Cost (3)	\$427,396	\$442,484	\$461,978	\$471,940	\$484,241	\$550,153	\$669,865	\$750,000	\$750,000
Community Police Center O&M Cost (4)	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)									
Number of Crossing Guards	21	23	24	24	24	26	30	32	32
Supervisor Needed	0.33	0.35	0.37	0.37	0.37	0.40	0.45	0.49	0.49
Supervisor Cost	\$22,976	\$24,488	\$25,590	\$25,880	\$26,247	\$28,202	\$31,793	\$34,462	\$34,462
Annual General Fund O&M Cost (6)	\$5,917,106	\$6,182,685	\$6,512,785	\$6,716,040	\$6,955,479	\$8,280,439	\$11,093,231	\$13,693,533	\$14,828,134

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMH; Dahlin Group and Economic & Planning Systems, Inc.

Table D-13
Transportation Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative) <i>% of Total</i>	26,538	1,240 5%	2,480 9%	3,720 14%	4,960 19%	6,200 23%	7,440 28%	7,898 30%	8,357 31%	8,815 33%	9,273 35%
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	22,487	23,792	25,097	26,401
Project Road Miles (Cumulative)											
Backbone Road Miles	33	11	12	12	16	16	20	20	21	21	21
In-Tract Road Miles (1)	53	2	5	7	10	12	15	16	17	18	18
Total Road Miles	86	13	17	19	25	28	35	36	38	39	40
O&M Cost, basic services (2), (3)	\$7,164,360	\$1,087,241	\$1,426,343	\$1,632,941	\$2,133,086	\$2,339,684	\$2,904,043	\$2,980,406	\$3,185,876	\$3,262,240	\$3,338,603
O&M Cost for Special Features (3), (4)	\$500,000	\$75,878	\$99,544	\$113,963	\$148,868	\$163,286	\$202,673	\$208,002	\$222,342	\$227,671	\$233,001
Annual General Fund O&M Cost (5)	\$13,514,320	\$1,163,120	\$1,541,146	\$1,782,016	\$2,351,099	\$2,604,601	\$3,265,189	\$3,384,560	\$3,654,071	\$3,779,074	\$3,906,210

- (1) Assumes a proportional distribution of the road miles by the absorbed housing units.
- (2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.
- (3) Excludes O&M cost for parking facilities, park strips and transit system.
- (4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.
- (5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-13
Transportation Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Housing Units (Cumulative)	9,732	10,190	10,648	11,106	11,565	12,023	12,481	12,940	13,398	13,856
<i>% of Total</i>	<i>37%</i>	<i>38%</i>	<i>40%</i>	<i>42%</i>	<i>44%</i>	<i>45%</i>	<i>47%</i>	<i>49%</i>	<i>50%</i>	<i>52%</i>
Project Population (Cumulative)	27,706	29,011	30,318	31,631	32,943	34,255	35,567	36,879	38,191	39,503
Project Road Miles (Cumulative)										
Backbone Road Miles	21	21	23	23	24	24	25	25	26	26
In-Tract Road (1)	19	20	21	22	23	24	25	26	27	28
Total Road Miles	41	42	44	45	47	48	50	51	53	54
O&M Cost, basic service (2), (3)	\$3,414,966	\$3,491,330	\$3,666,139	\$3,742,503	\$3,917,395	\$3,993,758	\$4,170,349	\$4,246,713	\$4,423,304	\$4,499,667
O&M Cost, advanced services (3), (4)	\$238,330	\$243,660	\$255,860	\$261,189	\$273,395	\$278,724	\$291,048	\$296,378	\$308,702	\$314,031
Annual General Fund O&M Cost (5)	\$4,035,512	\$4,167,009	\$4,419,407	\$4,556,575	\$4,817,205	\$4,960,219	\$5,231,340	\$5,380,402	\$5,660,177	\$5,815,472

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-13
Transportation Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Housing Units (Cumulative)	14,315	14,818	15,468	15,831	16,288	18,728	23,208	26,538	26,538
<i>% of Total</i>	<i>54%</i>	<i>56%</i>	<i>58%</i>	<i>60%</i>	<i>61%</i>	<i>71%</i>	<i>87%</i>	<i>100%</i>	<i>100%</i>
Project Population (Cumulative)	40,815	42,256	44,117	45,069	46,243	52,538	63,970	71,623	71,623
Project Road Miles (Cumulative)									
Backbone Road Miles	29	31	33	33	33	33	33	33	33
In-Tract Road (1)	28	29	31	31	32	37	46	53	53
Total Road Miles	57	61	64	64	65	70	79	86	86
O&M Cost, basic service (2), (3)	\$4,776,485	\$5,090,973	\$5,319,999	\$5,380,387	\$5,456,670	\$5,863,092	\$6,609,565	\$7,164,360	\$7,164,360
O&M Cost, advanced services (3), (4)	\$333,350	\$355,299	\$371,282	\$375,497	\$380,820	\$409,185	\$461,281	\$500,000	\$500,000
Annual General Fund O&M Cost (5)	\$6,234,971	\$6,711,941	\$7,084,028	\$7,236,084	\$7,412,064	\$8,370,377	\$10,423,294	\$12,480,248	\$13,514,320

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-14
Library Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Population (cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	22,487	23,792	25,097	26,401
Library SqFt (cumulative) [1]	35,000	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
FTE Required (2)	22	0	0	10	10	10	10	10	10	10	10
O&M Cost											
Staff Cost (3)	\$1,584,000	\$0	\$0	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000
Other O&M Costs (4)	\$196,000	\$0	\$0	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000
Subtotal	\$1,780,000	\$0	\$0	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000
On-going supplies											
FF&E/Computer Technology (5)	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
New Materials (6)	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Subtotal	\$490,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,000
Offsetting Lease Revenues for O&M (7)	\$0	\$0	\$0	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800
Net Annual General Fund O&M Cost (8)	\$4,002,618	\$0	\$0	\$367,440	\$371,114	\$374,826	\$378,574	\$382,360	\$386,183	\$390,045	\$547,061

(1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.

(2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.

(3) Average staff cost is assumed to be \$72,000 per FTE.

(4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.

(5) Assumes an average cost of \$4 per SqFt. FF&E and coputer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.

(8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-14
Library Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Population (cumulative)	27,706	29,011	30,318	31,631	32,943	34,255	35,567	36,879	38,191	39,503
Library SqFt (cumulative) [1]	10,000	10,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
FTE Required (2)	10	10	15	15	15	15	15	15	15	15
O&M Cost										
Staff Cost (3)	\$720,000	\$720,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000
Other O&M Costs (4)	\$56,000	\$56,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000
Subtotal	\$776,000	\$776,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000
On-going supplies										
FF&E/Computer Technology (5)	\$40,000	\$40,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
New Materials (6)	\$100,000	\$100,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Subtotal	\$140,000	\$140,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000
Offsetting Lease Revenues for O&M (7)	\$415,800	\$415,800	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480
Net Annual General Fund O&M Cost (8)	\$552,532	\$558,057	\$1,377,566	\$1,391,342	\$1,405,255	\$1,419,308	\$1,433,501	\$1,447,836	\$1,462,314	\$1,476,937

(1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.

(2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.

(3) Average staff cost is assumed to be \$72,000 per FTE.

(4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.

(5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.

(8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-14
Library Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Population (cumulative)	40,815	42,256	44,117	45,069	46,243	52,538	63,970	71,623	71,623
Library SqFt (cumulative) [1]	20,000	20,000	20,000	20,000	20,000	20,000	35,000	35,000	35,000
FTE Required (2)	15	15	15	15	15	15	22	22	22
O&M Cost									
Staff Cost (3)	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,584,000	\$1,584,000	\$1,584,000
Other O&M Costs (4)	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000	\$196,000	\$196,000	\$196,000
Subtotal	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,780,000	\$1,780,000	\$1,780,000
On-going supplies									
FF&E/Computer Technology (5)	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$140,000	\$140,000	\$140,000
New Materials (6)	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$350,000	\$350,000	\$350,000
Subtotal	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$490,000	\$490,000	\$490,000
Offsetting Lease Revenues for O&M (7)	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480	\$0	\$0	\$0
Net Annual General Fund O&M Cost (8)	\$1,491,707	\$1,506,624	\$1,521,690	\$1,536,907	\$1,552,276	\$1,631,458	\$3,346,258	\$3,696,351	\$4,002,618

(1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.

(2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.

(3) Average staff cost is assumed to be \$72,000 per FTE.

(4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.

(5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.

(8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	6,200	7,440	7,898	8,357	8,815	9,273
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	22,487	23,792	25,097	26,401
% Total	100%	5%	10%	15%	20%	25%	30%	31%	33%	35%	37%
Park Acreage (Cumulative) [1]	322	29	29	29	29	29	62	62	95	95	95
Park Operation and Maintenance (2)	\$4,836,398	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$927,215	\$927,215	\$1,432,044	\$1,432,044	\$1,432,044
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)		-	-	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$0	\$0	\$0	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$0	\$0	\$0	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$0	\$0	\$0	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	\$334,386	\$0	\$0	\$0	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386
Net O&M Cost	\$1,450,727	\$0	\$0	\$0	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)											
Staff Cost (8)	\$712,344	\$0	\$0	\$0	\$0	\$0	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$316,518	\$0	\$0	\$0	\$0	\$0	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$1,064,241	\$0	\$0	\$0	\$0	\$0	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	\$210,586	\$0	\$0	\$0	\$0	\$0	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586
Net O&M Cost	\$1,882,517	\$0	\$0	\$0	\$0	\$0	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$750,000	\$0	\$0	\$0	\$75,000	\$75,000	\$210,000	\$210,000	\$390,000	\$390,000	\$390,000
Annual General Fund O&M Cost (10)	\$15,815,882	\$489,586	\$494,482	\$499,427	\$2,076,379	\$2,097,143	\$4,751,048	\$4,798,558	\$5,580,773	\$5,636,581	\$5,692,946

- (1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.
- (2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.
- (3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.
- (4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.
- (5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.
- (6) Represents the estimated user fees generated from the facility.
- (7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.
- (8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.
- (9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.
- (10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	9,732	10,190	10,648	11,106	11,565	12,023	12,481	12,940	13,398	13,856
Project Population (Cumulative)	27,706	29,011	30,318	31,631	32,943	34,255	35,567	36,879	38,191	39,503
% Total	39%	41%	42%	44%	46%	48%	50%	51%	53%	55%
Park Acreage (Cumulative) [1]	95	95	106	106	117	117	128	128	139	139
Park Operation and Maintenance (2)	\$1,432,044	\$1,432,044	\$1,590,685	\$1,590,685	\$1,749,326	\$1,749,326	\$1,920,830	\$1,920,830	\$2,092,334	\$2,092,334
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	<u>\$334,386</u>									
Net O&M Cost	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)										
Staff Cost (8)	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	<u>\$210,586</u>									
Net O&M Cost	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$390,000	\$390,000	\$435,000	\$435,000	\$480,000	\$480,000	\$502,500	\$502,500	\$525,000	\$525,000
Annual General Fund O&M Cost (10)	\$5,749,876	\$5,807,375	\$6,094,916	\$6,155,865	\$6,451,504	\$6,516,019	\$6,808,665	\$6,876,751	\$7,177,576	\$7,249,352

- (1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.
- (2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.
- (3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.
- (4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.
- (5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.
- (6) Represents the estimated user fees generated from the facility.
- (7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.
- (8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.
- (9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.
- (10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	14,315	14,818	15,468	15,831	16,288	18,728	23,208	26,538	26,538
Project Population (Cumulative)	40,815	42,256	44,117	45,069	46,243	52,538	63,970	71,623	71,623
% Total	57%	59%	62%	63%	65%	73%	89%	100%	100%
Park Acreage (Cumulative) [1]	162	199	254	254	254	254	273	313	322
Park Operation and Maintenance (2)	\$2,435,342	\$2,984,155	\$3,807,374	\$3,807,374	\$3,807,374	\$3,807,374	\$4,101,381	\$4,689,395	\$4,836,398
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>
Net O&M Cost	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)									
Staff Cost (8)	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>
Net O&M Cost	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$570,000	\$642,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Annual General Fund O&M Cost (10)	\$7,795,289	\$8,638,327	\$9,883,813	\$9,982,651	\$10,082,478	\$10,596,785	\$12,138,846	\$14,366,329	\$15,815,882

(1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.

(2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.

(3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.

(4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.

(5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.

(6) Represents the estimated user fees generated from the facility.

(7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.

(8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.

(9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.

(10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-16
Lake Maintenance Cost Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	6,200	7,440	7,898	8,357	8,815	9,273
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	22,487	23,792	25,097	26,401
% Total	100%	5%	10%	15%	20%	25%	30%	31%	33%	35%	37%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost											
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$2,152,245	\$1,220,600	\$1,232,806	\$1,245,134	\$1,257,585	\$1,270,161	\$1,282,863	\$1,295,691	\$1,308,648	\$1,321,735	\$1,334,952

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-16
Lake Maintenance Cost Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	9,732	10,190	10,648	11,106	11,565	12,023	12,481	12,940	13,398	13,856
Project Population (Cumulative)	27,706	29,011	30,318	31,631	32,943	34,255	35,567	36,879	38,191	39,503
% Total	39%	41%	42%	44%	46%	48%	50%	51%	53%	55%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost										
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>									
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$1,348,302	\$1,361,785	\$1,375,403	\$1,389,157	\$1,403,048	\$1,417,079	\$1,431,249	\$1,445,562	\$1,460,018	\$1,474,618

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table D-16
Lake Maintenance Cost Estimate
Scenario IV: Market-based absorption until major infrastructure is in place, then 2:1 jobs to housing until buildout
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	14,315	14,818	15,468	15,831	16,288	18,728	23,208	26,538	26,538
Project Population (Cumulative)	40,815	42,256	44,117	45,069	46,243	52,538	63,970	71,623	71,623
% Total	57%	59%	62%	63%	65%	73%	89%	100%	100%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost									
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>								
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$1,489,364	\$1,504,258	\$1,519,300	\$1,534,493	\$1,549,838	\$1,628,895	\$1,799,314	\$1,987,562	\$2,152,245

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.