

**Table of Contents for Appendix E**  
**Appendix Table Number, Name & Description**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

<b>Table #</b>	<b>Table Name &amp; Description</b>
Table E-1	Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)
Table E-2	Annual Project Description
Table E-3	Property Tax Estimate
Table E-4	Project Assessed Value Estimate
Table E-5	Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Table E-6	Sales Tax Estimate
Table E-7	Business Tax Estimate
Table E-8	Construction and Conveyance Tax Estimate for Parks O&M
Table E-9	Construction Tax Estimate
Table E-10	Library Parcel Tax Estimate
Table E-11	Fire Department Expenditure Estimate
Table E-12	Police Department Expenditure Estimate
Table E-13	Transportation Department Expenditure Estimate
Table E-14	Library Expenditure Estimate
Table E-15	Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Table E-16	Lake Maintenance Cost Estimate

**Table E-1**  
**Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>General Fund Revenues</b>								
Property Tax	\$73,656,567	\$985,966	\$2,092,774	\$3,179,641	\$4,300,644	\$5,511,131	\$6,718,444	\$7,979,830
Property Tax In-lieu of VLF	\$32,417,497	\$426,783	\$907,857	\$1,386,807	\$1,881,095	\$2,415,632	\$2,946,148	\$3,500,986
Sales Tax	\$5,854,280	\$272,073	\$504,351	\$703,436	\$912,286	\$1,264,506	\$1,460,933	\$1,662,083
Franchise Fees	\$2,868,693	\$126,631	\$253,061	\$373,780	\$494,448	\$619,045	\$741,410	\$863,775
Utility Users Tax	\$5,873,124	\$259,254	\$518,096	\$765,247	\$1,012,292	\$1,267,382	\$1,517,901	\$1,768,421
Business Tax	\$1,265,824	\$31,844	\$62,908	\$81,789	\$100,468	\$131,404	\$153,063	\$174,723
Fines, Forfeitures, and Penalties	\$87,091	\$4,293	\$8,586	\$12,878	\$17,171	\$21,464	\$25,757	\$30,049
Motor Vehicle License Fee	\$425,293	\$20,963	\$41,926	\$62,889	\$83,852	\$104,815	\$125,778	\$146,741
Gas Tax Transfer	\$1,183,088	\$58,315	\$116,630	\$174,945	\$233,260	\$291,575	\$349,890	\$408,206
Construction & Conveyance Tax Transfer	\$2,031,087	\$291,474	\$346,834	\$367,597	\$401,002	\$452,149	\$475,115	\$516,796
Library Parcel Tax for O&M Use	\$0	\$13,593	\$13,599	\$13,443	\$13,406	\$13,622	\$13,427	\$13,427
Subtotal Revenues	\$125,662,544	\$2,491,188	\$4,866,621	\$7,122,453	\$9,449,923	\$12,092,724	\$14,527,867	\$17,065,037
<b>General Fund Expenditures</b>								
<b>General Government</b>								
General Government	\$1,197,130	\$30,269	\$61,095	\$91,142	\$121,771	\$153,981	\$186,263	\$219,174
Finance	\$221,552	\$5,602	\$11,307	\$16,868	\$22,536	\$28,497	\$34,472	\$40,562
Economic Development	\$107,022	\$2,706	\$5,462	\$8,148	\$10,886	\$13,766	\$16,652	\$19,594
Total General Government	\$1,525,704	\$38,577	\$77,864	\$116,158	\$155,194	\$196,244	\$237,386	\$279,330
<b>Public Safety</b>								
Fire	\$14,518,154	\$0	\$0	\$4,241,576	\$4,283,992	\$4,326,831	\$4,370,100	\$4,413,801
Police	\$14,681,321	\$1,242,730	\$1,256,805	\$1,270,386	\$1,686,447	\$2,127,504	\$2,710,399	\$3,170,378
Total Public Safety	\$29,199,475	\$1,242,730	\$1,256,805	\$5,511,962	\$5,970,439	\$6,454,336	\$7,080,499	\$7,584,179
<b>Capital Maintenance</b>								
General Service	\$2,244,301	\$56,747	\$114,537	\$170,867	\$228,289	\$288,674	\$349,193	\$410,893
Transportation	\$13,380,515	\$1,163,120	\$1,541,146	\$1,782,016	\$2,351,099	\$2,604,601	\$3,265,189	\$3,567,179
Total Capital Maintenance	\$15,624,816	\$1,219,866	\$1,655,683	\$1,952,884	\$2,579,388	\$2,893,275	\$3,614,382	\$3,978,072
<b>Community Services</b>								
Library	\$3,962,988	\$0	\$0	\$367,440	\$371,114	\$374,826	\$378,574	\$382,360
Park, Recreation & Neighborhood Services	\$15,659,289	\$489,586	\$494,482	\$499,427	\$2,076,379	\$2,097,143	\$4,751,048	\$4,988,540
Planning, Building & Code Enforcement	\$750,771	\$18,983	\$38,315	\$57,159	\$76,368	\$96,568	\$116,813	\$137,453
Total Community Services	\$20,373,048	\$508,569	\$532,797	\$924,026	\$2,523,862	\$2,568,537	\$5,246,435	\$5,508,353
<b>Lake Maintenance</b>								
Lake Maintenance	\$2,130,935	\$1,220,600	\$1,232,806	\$1,245,134	\$1,257,585	\$1,270,161	\$1,282,863	\$1,295,691
Subtotal Expenditures	\$68,853,979	\$4,230,343	\$4,755,955	\$9,750,164	\$12,486,468	\$13,382,553	\$17,461,564	\$18,645,625
<b>Net Fiscal Balance</b>	<b>\$56,808,564</b>	<b>(\$1,739,154)</b>	<b>\$110,666</b>	<b>(\$2,627,711)</b>	<b>(\$3,036,544)</b>	<b>(\$1,289,829)</b>	<b>(\$2,933,697)</b>	<b>(\$1,580,588)</b>

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

**Table E-1**  
**Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b><u>General Fund Revenues</u></b>								
Property Tax	\$9,386,658	\$9,775,287	\$10,095,032	\$10,418,293	\$10,747,518	\$11,083,257	\$11,423,452	\$11,768,240
Property Tax In-lieu of VLF	\$4,121,235	\$4,283,511	\$4,414,804	\$4,547,703	\$4,683,284	\$4,821,771	\$4,962,262	\$5,104,818
Sales Tax	\$1,862,284	\$1,893,348	\$1,913,536	\$1,937,386	\$1,960,885	\$1,980,964	\$2,001,207	\$2,021,450
Franchise Fees	\$986,119	\$1,003,262	\$1,013,151	\$1,023,120	\$1,033,086	\$1,042,975	\$1,052,863	\$1,062,752
Utility Users Tax	\$2,018,897	\$2,053,996	\$2,074,241	\$2,094,652	\$2,115,055	\$2,135,300	\$2,155,545	\$2,175,790
Business Tax	\$196,300	\$216,710	\$237,039	\$257,683	\$278,311	\$298,640	\$318,970	\$339,299
Fines, Forfeitures, and Penalties	\$34,342	\$34,619	\$34,619	\$34,619	\$34,619	\$34,619	\$34,619	\$34,619
Motor Vehicle License Fee	\$167,704	\$169,056	\$169,056	\$169,056	\$169,056	\$169,056	\$169,056	\$169,056
Gas Tax Transfer	\$466,521	\$470,283	\$470,283	\$470,283	\$470,283	\$470,283	\$470,283	\$470,283
Construction & Conveyance Tax Transfer	\$586,006	\$309,381	\$296,250	\$303,433	\$311,362	\$319,539	\$327,305	\$335,215
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$19,826,066	\$20,209,453	\$20,718,011	\$21,256,229	\$21,803,458	\$22,356,404	\$22,915,562	\$23,481,522
<b><u>General Fund Expenditures</u></b>								
<b><u>General Government</u></b>								
General Government	\$252,720	\$259,684	\$264,866	\$270,147	\$275,507	\$280,925	\$286,425	\$292,006
Finance	\$46,771	\$48,060	\$49,019	\$49,996	\$50,988	\$51,991	\$53,008	\$54,041
Economic Development	\$22,593	\$23,215	\$23,679	\$24,151	\$24,630	\$25,114	\$25,606	\$26,105
Total General Government	\$322,083	\$330,959	\$337,564	\$344,294	\$351,124	\$358,030	\$365,039	\$372,152
<b><u>Public Safety</u></b>								
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	\$3,639,636	\$3,704,511	\$3,741,556	\$3,778,972	\$3,816,761	\$3,854,929	\$3,893,478	\$3,932,413
Total Public Safety	\$8,097,575	\$8,207,029	\$8,289,099	\$8,371,990	\$8,455,710	\$8,540,267	\$8,625,670	\$8,711,927
<b><u>Capital Maintenance</u></b>								
General Service	\$473,782	\$486,839	\$496,554	\$506,455	\$516,502	\$526,660	\$536,970	\$547,433
Transportation	\$3,952,818	\$4,007,787	\$4,047,865	\$4,088,343	\$4,129,227	\$4,170,519	\$4,212,224	\$4,254,347
Total Capital Maintenance	\$4,426,600	\$4,494,626	\$4,544,419	\$4,594,798	\$4,645,729	\$4,697,179	\$4,749,194	\$4,801,780
<b><u>Community Services</u></b>								
Library	\$386,183	\$390,045	\$547,061	\$552,532	\$558,057	\$563,638	\$569,274	\$574,967
Park, Recreation & Neighborhood Services	\$5,580,773	\$5,636,581	\$5,692,946	\$5,749,876	\$5,807,375	\$5,865,448	\$5,924,103	\$5,983,344
Planning, Building & Code Enforcement	\$158,491	\$162,859	\$166,109	\$169,421	\$172,782	\$176,180	\$179,629	\$183,129
Total Community Services	\$6,125,447	\$6,189,485	\$6,406,117	\$6,471,829	\$6,538,214	\$6,605,266	\$6,673,006	\$6,741,440
<b><u>Lake Maintenance</u></b>								
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	\$20,280,354	\$20,543,834	\$20,912,151	\$21,131,213	\$21,352,562	\$21,576,146	\$21,802,066	\$22,030,347
<b>Net Fiscal Balance</b>	<b>(\$454,288)</b>	<b>(\$334,381)</b>	<b>(\$194,140)</b>	<b>\$125,016</b>	<b>\$450,896</b>	<b>\$780,258</b>	<b>\$1,113,496</b>	<b>\$1,451,175</b>

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

**Table E-1**  
**Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>General Fund Revenues</b>								
Property Tax	\$12,117,760	\$13,941,969	\$15,839,872	\$17,845,944	\$19,820,084	\$21,756,322	\$23,619,827	\$25,586,753
Property Tax In-lieu of VLF	\$5,249,503	\$6,057,473	\$6,898,589	\$7,788,364	\$8,663,098	\$9,519,136	\$10,344,337	\$11,216,525
Sales Tax	\$2,041,692	\$2,241,187	\$2,439,766	\$2,782,437	\$2,979,003	\$3,186,133	\$3,385,761	\$3,587,208
Franchise Fees	\$1,072,640	\$1,195,391	\$1,318,311	\$1,445,180	\$1,568,694	\$1,687,520	\$1,799,266	\$1,910,639
Utility Users Tax	\$2,196,035	\$2,447,344	\$2,699,001	\$2,958,741	\$3,211,615	\$3,454,888	\$3,683,668	\$3,911,684
Business Tax	\$359,628	\$381,061	\$402,486	\$436,240	\$459,985	\$488,157	\$511,200	\$532,959
Fines, Forfeitures, and Penalties	\$34,619	\$38,929	\$43,245	\$47,562	\$51,876	\$55,963	\$59,834	\$63,705
Motor Vehicle License Fee	\$169,056	\$190,102	\$211,180	\$232,258	\$253,327	\$273,284	\$292,188	\$311,090
Gas Tax Transfer	\$470,283	\$528,829	\$587,465	\$646,100	\$704,709	\$760,227	\$812,814	\$865,395
Construction & Conveyance Tax Transfer	\$343,274	\$789,753	\$851,047	\$924,955	\$958,554	\$990,506	\$1,012,365	\$1,083,291
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$24,054,491	\$27,812,039	\$31,290,963	\$35,107,781	\$38,670,946	\$42,172,135	\$45,521,259	\$49,069,248
<b>General Fund Expenditures</b>								
<b>General Government</b>								
General Government	\$297,670	\$335,052	\$373,200	\$413,206	\$453,007	\$492,194	\$530,035	\$568,472
Finance	\$55,090	\$62,008	\$69,068	\$76,472	\$83,838	\$91,090	\$98,093	\$105,207
Economic Development	\$26,611	\$29,953	\$33,364	\$36,940	\$40,498	\$44,001	\$47,384	\$50,821
Total General Government	\$379,371	\$427,013	\$475,631	\$526,618	\$577,343	\$627,286	\$675,513	\$724,500
<b>Public Safety</b>								
Fire	\$4,827,309	\$4,875,582	\$4,924,338	\$9,947,162	\$10,046,634	\$10,147,100	\$10,248,571	\$10,351,057
Police	\$3,971,737	\$4,492,447	\$5,023,360	\$5,564,441	\$6,117,542	\$6,653,025	\$7,172,702	\$7,702,058
Total Public Safety	\$8,799,046	\$9,368,029	\$9,947,697	\$15,511,604	\$16,164,176	\$16,800,126	\$17,421,274	\$18,053,115
<b>Capital Maintenance</b>								
General Service	\$558,052	\$628,134	\$699,651	\$774,652	\$849,268	\$922,734	\$993,675	\$1,065,734
Transportation	\$4,296,890	\$4,846,297	\$5,283,494	\$5,728,951	\$6,610,329	\$7,103,600	\$7,447,015	\$7,796,551
Total Capital Maintenance	\$4,854,942	\$5,474,430	\$5,983,145	\$6,503,603	\$7,459,596	\$8,026,334	\$8,440,690	\$8,862,286
<b>Community Services</b>								
Library	\$580,717	\$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	\$6,043,177	\$6,581,180	\$6,876,751	\$7,177,576	\$8,468,117	\$9,689,063	\$9,785,954	\$9,883,813
Planning, Building & Code Enforcement	\$186,682	\$210,125	\$234,050	\$259,139	\$284,100	\$308,676	\$332,407	\$356,513
Total Community Services	\$6,810,575	\$8,224,806	\$8,558,637	\$8,899,030	\$10,229,155	\$11,489,446	\$11,624,985	\$11,762,016
<b>Lake Maintenance</b>								
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	\$22,261,013	\$24,925,528	\$26,410,673	\$32,900,872	\$35,904,887	\$38,432,556	\$39,666,718	\$40,921,216
<b>Net Fiscal Balance</b>	<b>\$1,793,477</b>	<b>\$2,886,511</b>	<b>\$4,880,290</b>	<b>\$2,206,909</b>	<b>\$2,766,058</b>	<b>\$3,739,580</b>	<b>\$5,854,541</b>	<b>\$8,148,032</b>

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

**Table E-1**  
**Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 24	Year 25	Year 30	Year 40	Year 50	Year 57
<b><u>General Fund Revenues</u></b>						
Property Tax	\$27,651,918	\$29,843,038	\$39,373,310	\$49,827,207	\$62,781,991	\$73,656,567
Property Tax In-lieu of VLF	\$12,132,900	\$13,105,928	\$17,330,423	\$21,907,353	\$27,609,150	\$32,417,497
Sales Tax	\$3,789,442	\$4,134,937	\$5,270,993	\$5,493,235	\$5,715,102	\$5,854,280
Franchise Fees	\$2,022,023	\$2,137,336	\$2,604,170	\$2,703,515	\$2,802,860	\$2,868,693
Utility Users Tax	\$4,139,722	\$4,375,806	\$5,331,563	\$5,534,953	\$5,738,343	\$5,873,124
Business Tax	\$554,718	\$588,734	\$719,787	\$924,858	\$1,129,929	\$1,265,824
Fines, Forfeitures, and Penalties	\$67,576	\$71,447	\$87,091	\$87,091	\$87,091	\$87,091
Motor Vehicle License Fee	\$329,994	\$348,897	\$425,293	\$425,293	\$425,293	\$425,293
Gas Tax Transfer	\$917,982	\$970,569	\$1,183,088	\$1,183,088	\$1,183,088	\$1,183,088
Construction & Conveyance Tax Transfer	\$1,154,949	\$1,237,809	\$1,225,190	\$1,380,963	\$1,738,068	\$2,031,087
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$52,761,224	\$56,814,501	\$73,550,907	\$89,467,556	\$109,210,916	\$125,662,544
<b><u>General Fund Expenditures</u></b>						
<b><u>General Government</u></b>						
General Government	\$607,628	\$648,704	\$830,710	\$952,627	\$1,090,961	\$1,197,130
Finance	\$112,454	\$120,055	\$153,739	\$176,302	\$201,904	\$221,552
Economic Development	\$54,321	\$57,993	\$74,264	\$85,163	\$97,530	\$107,022
Total General Government	\$774,403	\$826,752	\$1,058,714	\$1,214,092	\$1,390,395	\$1,525,704
<b><u>Public Safety</u></b>						
Fire	\$10,454,568	\$10,559,113	\$11,097,734	\$12,258,803	\$13,541,345	\$14,518,154
Police	\$8,241,333	\$8,790,624	\$11,222,459	\$12,396,577	\$13,693,533	\$14,681,321
Total Public Safety	\$18,695,901	\$19,349,737	\$22,320,193	\$24,655,379	\$27,234,878	\$29,199,475
<b><u>Capital Maintenance</u></b>						
General Service	\$1,139,142	\$1,216,147	\$1,557,361	\$1,785,922	\$2,045,261	\$2,244,301
Transportation	\$8,152,370	\$8,514,526	\$10,228,118	\$11,298,206	\$12,480,248	\$13,380,515
Total Capital Maintenance	\$9,291,512	\$9,730,672	\$11,785,480	\$13,084,128	\$14,525,510	\$15,624,816
<b><u>Community Services</u></b>						
Library	\$2,853,760	\$2,882,298	\$3,029,324	\$3,346,258	\$3,696,351	\$3,962,988
Park, Recreation & Neighborhood Services	\$9,982,651	\$10,082,478	\$11,381,492	\$12,788,949	\$14,366,329	\$15,659,289
Planning, Building & Code Enforcement	\$381,070	\$406,830	\$520,974	\$597,433	\$684,188	\$750,771
Total Community Services	\$13,217,481	\$13,371,605	\$14,931,790	\$16,732,640	\$18,746,867	\$20,373,048
<b><u>Lake Maintenance</u></b>						
Lake Maintenance	\$1,534,493	\$1,549,838	\$1,628,895	\$1,799,314	\$1,987,562	\$2,130,935
Subtotal Expenditures	\$43,513,790	\$44,828,605	\$51,725,072	\$57,485,553	\$63,885,211	\$68,853,979
<b>Net Fiscal Balance</b>	<b>\$9,247,434</b>	<b>\$11,985,897</b>	<b>\$21,825,836</b>	<b>\$31,982,003</b>	<b>\$45,325,705</b>	<b>\$56,808,564</b>

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

**Table E-2**  
**Annual Project Description**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	<b>Buildout</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>
<b>Residential Units</b>								
Single Family	15,261	840	840	840	840	840	840	840
Low-Rise Multifamily	5,870	240	240	240	240	240	240	240
Mid/High-Rise Multifamily	1,522	80	80	80	80	80	80	80
Mixed Use Low-Rise	3,620	80	80	80	80	80	80	80
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	1,240
Cumulative		1,240	2,480	3,720	4,960	6,200	7,440	8,680
<b>Retail SqFt</b>								
Single Use Retail	536,837	0	0	0	0	130,000	0	0
Mixed Use Retail	1,107,648	62,916	53,726	37,778	35,399	35,399	24,348	24,348
Total SqFt	1,644,485	62,916	53,726	37,778	35,399	165,399	24,348	24,348
Cumulative		62,916	116,642	154,420	189,819	355,219	379,567	403,915
<b>Workplace SqFt</b>								
Low-Rise Office	11,750,372	227,338	254,909	150,753	157,890	157,890	121,044	121,044
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	144,662	117,091	69,247	62,110	62,110	28,956	28,956
Total SqFt	15,736,369	372,000	372,000	220,000	220,000	220,000	275,000	275,000
Cumulative		372,000	744,000	964,000	1,184,000	1,404,000	1,679,000	1,954,000
Population	71,623	3,530	3,530	3,530	3,530	3,530	3,530	3,530
Cumulative		3,530	7,061	10,591	14,121	17,652	21,182	24,712
Workplace Employees	51,887	1,216	1,220	722	723	723	912	912
Cumulative		1,216	2,436	3,158	3,881	4,604	5,516	6,428
Retail Employees	4,382	162	138	97	91	462	63	63
Cumulative		162	300	397	488	951	1,013	1,076
Daytime Population (1)	90,379	3,990	3,983	3,803	3,802	3,925	3,855	3,855
Cumulative		3,990	7,973	11,776	15,578	19,503	23,358	27,213
Backbone Infrastructure Increments		0,1,2,3	4	0	5	0	6,7	8
Park Acreage	322	29	0	0	0	0	33	12
Cumulative		29	29	29	29	29	62	74
Backbone Road Miles	33	11	2	0	4	0	4	0
Cumulative		11	12	12	16	16	20	20
Lake surface acres (wet area)	0	53	0	0	0	0	0	0
Cumulative		53	53	53	53	53	53	53
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 E-2**  
**Annual Project Description**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>Residential Units</b>								
Single Family	840	54	0	0	0	0	0	0
Low-Rise Multifamily	240	15	0	0	0	0	0	0
Mid/High-Rise Multifamily	80	5	0	0	0	0	0	0
Mixed Use Low-Rise	80	5	0	0	0	0	0	0
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	1,240	80	0	0	0	0	0	0
Cumulative	9,920	10,000	10,000	10,000	10,000	10,000	10,000	10,000
<b>Retail SqFt</b>								
Single Use Retail	0	0	0	0	0	0	0	0
Mixed Use Retail	23,373	9,617	8,668	12,372	12,188	8,668	8,668	8,668
Total SqFt	23,373	9,617	8,668	12,372	12,188	8,668	8,668	8,668
Cumulative	427,288	436,904	445,572	457,944	470,131	478,799	487,467	496,135
<b>Workplace SqFt</b>								
Low-Rise Office	123,995	123,995	123,995	176,976	174,344	123,995	123,995	123,995
Mid/High-Rise Office	125,000	125,000	125,000	60,908	64,092	125,000	125,000	125,000
Light Industrial	0	0	0	0	0	0	0	0
Mixed Use Office	26,005	26,005	26,005	37,116	36,564	26,005	26,005	26,005
Total SqFt	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Cumulative	2,229,000	2,504,000	2,779,000	3,054,000	3,329,000	3,604,000	3,879,000	4,154,000
Population	3,530	228	0	0	0	0	0	0
Cumulative	28,243	28,470	28,470	28,470	28,470	28,470	28,470	28,470
Workplace Employees	912	912	912	910	911	912	912	912
Cumulative	7,340	8,252	9,165	10,075	10,986	11,898	12,811	13,723
Retail Employees	60	25	22	32	31	22	22	22
Cumulative	1,136	1,161	1,183	1,215	1,246	1,268	1,291	1,313
Daytime Population (1)	3,854	540	312	314	314	312	312	312
Cumulative	31,068	31,608	31,920	32,234	32,548	32,859	33,171	33,482
Backbone Infrastructure Increments	9,10	---	---	---	---	---	---	---
Park Acreage	22	0	0	0	0	0	0	0
Cumulative	95	95	95	95	95	95	95	95
Backbone Road Miles	1	0	0	0	0	0	0	0
Cumulative	21	21	21	21	21	21	21	21
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%	0%	0%	0%
Cumulative	47%	47%	47%	47%	47%	47%	47%	47%

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

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

**Table E-2**  
**Annual Project Description**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>Residential Units</b>								
Single Family	0	840	840	840	840	840	800	800
Low-Rise Multifamily	0	240	240	240	240	240	280	280
Mid/High-Rise Multifamily	0	80	80	80	80	80	80	80
Mixed Use Low-Rise	0	80	80	80	80	80	80	80
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	0	1,240	1,240	1,240	1,240	1,240	1,240	1,240
Cumulative	10,000	11,240	12,480	13,720	14,960	16,200	17,440	18,680
<b>Retail SqFt</b>								
Single Use Retail	0	0	0	130,000	0	0	0	0
Mixed Use Retail	8,668	21,675	21,580	22,430	26,245	25,517	25,517	25,517
Total SqFt	8,668	21,675	21,580	152,430	26,245	25,517	25,517	25,517
Cumulative	504,803	526,478	548,058	700,488	726,733	752,250	777,766	803,283
<b>Workplace SqFt</b>								
Low-Rise Office	123,995	129,137	129,439	147,863	240,521	242,707	242,707	242,707
Mid/High-Rise Office	125,000	125,000	125,000	104,044	0	0	0	0
Light Industrial	0	0	0	0	27,005	90,000	18,018	0
Mixed Use Office	26,005	20,863	20,561	23,093	34,479	32,293	32,293	32,293
Total SqFt	275,000	275,000	275,000	275,000	302,005	365,000	293,018	275,000
Cumulative	4,429,000	4,704,000	4,979,000	5,254,000	5,556,005	5,921,005	6,214,023	6,489,023
<b>Population</b>								
Population	0	3,544	3,550	3,550	3,548	3,361	3,184	3,183
Cumulative	28,470	32,015	35,564	39,114	42,662	46,023	49,207	52,390
<b>Workplace Employees</b>								
Workplace Employees	912	913	913	913	962	1,082	946	911
Cumulative	14,635	15,548	16,462	17,374	18,337	19,419	20,364	21,276
<b>Retail Employees</b>								
Retail Employees	22	56	55	429	67	66	66	66
Cumulative	1,335	1,391	1,446	1,876	1,943	2,009	2,074	2,140
<b>Daytime Population (1)</b>								
Daytime Population (1)	312	3,867	3,873	3,997	3,891	3,744	3,521	3,509
Cumulative	33,794	37,661	41,534	45,531	49,422	53,166	56,686	60,195
<b>Backbone Infrastructure Increments</b>								
Backbone Infrastructure Increments	---	11,12	13	14	16,17,18,19	20,21,22,23	---	---
<b>Park Acreage</b>								
Park Acreage	0	21	11	11	59	55	0	0
Cumulative	95	117	128	139	199	254	254	254
<b>Backbone Road Miles</b>								
Backbone Road Miles	0	2	1	1	5	1	0	0
Cumulative	21	24	25	26	31	33	33	33
<b>Lake surface acres (wet area)</b>								
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
<b>Elementary Schools</b>								
Elementary Schools	0%	13%	3%	3%	17%	16%	0%	0%
Cumulative	47%	60%	63%	67%	84%	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 E-2**  
**Annual Project Description**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 24	Year 25	Year 30	Year 40	Year 50	Year 57 (Buildout)
<b>Residential Units</b>						
Single Family	800	800	0	0	0	0
Low-Rise Multifamily	280	280	0	0	0	0
Mid/High-Rise Multifamily	80	80	0	0	0	0
Mixed Use Low-Rise	80	80	317	0	0	0
Mixed Use High-Rise	0	0	102	0	0	0
Total Units	1,240	1,240	419	0	0	0
Cumulative	19,920	21,160	26,538	26,538	26,538	26,538
<b>Retail SqFt</b>						
Single Use Retail	0	130,000	0	0	0	0
Mixed Use Retail	25,517	25,517	8,123	10,764	10,764	6,746
Total SqFt	25,517	155,517	8,123	10,764	10,764	6,746
Cumulative	828,800	984,316	1,357,880	1,465,518	1,573,156	1,644,485
<b>Workplace SqFt</b>						
Low-Rise Office	242,707	242,707	183,154	242,707	242,707	152,108
Mid/High-Rise Office	0	0	0	0	0	0
Light Industrial	0	0	0	0	0	0
Mixed Use Office	32,293	32,293	91,846	32,293	32,293	20,238
Total SqFt	275,000	275,000	275,000	275,000	275,000	172,346
Cumulative	6,764,023	7,039,023	8,414,023	11,164,023	13,914,023	15,736,369
<b>Population</b>						
Population	3,184	3,184	894	0	0	0
Cumulative	55,573	58,757	71,623	71,623	71,623	71,623
<b>Workplace Employees</b>						
Workplace Employees	911	911	901	911	911	571
Cumulative	22,187	23,098	27,622	36,735	45,848	51,887
<b>Retail Employees</b>						
Retail Employees	66	437	21	28	28	17
Cumulative	2,205	2,643	3,645	3,922	4,199	4,382
<b>Daytime Population (1)</b>						
Daytime Population (1)	3,509	3,633	1,202	313	313	196
Cumulative	63,704	67,337	82,045	85,175	88,305	90,379
<b>Backbone Infrastructure Increments</b>						
Backbone Infrastructure Increments	---	---	27	---	---	---
<b>Park Acreage</b>						
Park Acreage	0	0	10	0	0	0
Cumulative	254	254	293	303	313	322
<b>Backbone Road Miles</b>						
Backbone Road Miles	0	0	0	0	0	0
Cumulative	33	33	33	33	33	33
<b>Lake surface acres (wet area)</b>						
Lake surface acres (wet area)	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53
<b>Elementary Schools</b>						
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, HMH Engineers, and Economic & Planning Systems, Inc.

**Table E-3**  
**Property Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>Secured Property Tax</b>								
Cumulative Assessed Value (See Table E-4)	\$65,520,841,331	\$862,595,979	\$1,834,921,025	\$2,802,954,862	\$3,801,987,967	\$4,882,369,969	\$5,954,627,450	\$7,076,041,068
Total Secured Property Tax (1%)	\$655,208,413	\$8,625,960	\$18,349,210	\$28,029,549	\$38,019,880	\$48,823,700	\$59,546,275	\$70,760,411
City's Share of Secured Property Tax (11%)	\$72,072,925	\$948,856	\$2,018,413	\$3,083,250	\$4,182,187	\$5,370,607	\$6,550,090	\$7,783,645
<b>Unsecured Property Tax</b>								
Non-retail Jobs from the Project (cumulative)	\$51,887	1,216	2,436	3,158	3,881	4,604	5,516	6,428
Total Unsecured Property Tax from the Project (1)	\$1,583,641	\$37,110	\$74,361	\$96,391	\$118,457	\$140,524	\$168,354	\$196,185
<b>Total Property Tax</b>	<b>\$73,656,567</b>	<b>\$985,966</b>	<b>\$2,092,774</b>	<b>\$3,179,641</b>	<b>\$4,300,644</b>	<b>\$5,511,131</b>	<b>\$6,718,444</b>	<b>\$7,979,830</b>

(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 E-3**  
**Property Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>Secured Property Tax</b>								
Cumulative Assessed Value (See Table E-4)	\$8,329,661,589	\$8,657,646,791	\$8,923,009,745	\$9,191,621,032	\$9,465,650,484	\$9,745,553,982	\$10,029,508,479	\$10,317,637,865
Total Secured Property Tax (1%)	\$83,296,616	\$86,576,468	\$89,230,097	\$91,916,210	\$94,656,505	\$97,455,540	\$100,295,085	\$103,176,379
City's Share of Secured Property Tax (11%)	\$9,162,628	\$9,523,411	\$9,815,311	\$10,110,783	\$10,412,216	\$10,720,109	\$11,032,459	\$11,349,402
<b>Unsecured Property Tax</b>								
Non-retail Jobs from the Project (cumulative)	7,340	8,252	9,165	10,075	10,986	11,898	12,811	13,723
Total Unsecured Property Tax from the Project (1)	\$224,030	\$251,876	\$279,721	\$307,510	\$335,302	\$363,148	\$390,993	\$418,839
<b>Total Property Tax</b>	<b>\$9,386,658</b>	<b>\$9,775,287</b>	<b>\$10,095,032</b>	<b>\$10,418,293</b>	<b>\$10,747,518</b>	<b>\$11,083,257</b>	<b>\$11,423,452</b>	<b>\$11,768,240</b>

(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 E-3**  
**Property Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>Secured Property Tax</b>								
Cumulative Assessed Value (See Table E-4)	\$10,610,068,739	\$12,243,102,845	\$13,943,130,426	\$15,741,504,672	\$17,509,478,850	\$19,239,664,926	\$20,907,525,781	\$22,670,355,285
Total Secured Property Tax (1%)	\$106,100,687	\$122,431,028	\$139,431,304	\$157,415,047	\$175,094,789	\$192,396,649	\$209,075,258	\$226,703,553
City's Share of Secured Property Tax (11%)	\$11,671,076	\$13,467,413	\$15,337,443	\$17,315,655	\$19,260,427	\$21,163,631	\$22,998,278	\$24,937,391
<b>Unsecured Property Tax</b>								
Non-retail Jobs from the Project (cumulative)	14,635	15,548	16,462	17,374	18,337	19,419	20,364	21,276
Total Unsecured Property Tax from the Project (1)	\$446,684	\$474,556	\$502,429	\$530,289	\$559,658	\$592,690	\$621,549	\$649,362
<b>Total Property Tax</b>	<b>\$12,117,760</b>	<b>\$13,941,969</b>	<b>\$15,839,872</b>	<b>\$17,845,944</b>	<b>\$19,820,084</b>	<b>\$21,756,322</b>	<b>\$23,619,827</b>	<b>\$25,586,753</b>

(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 E-3**  
**Property Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 57
<b>Secured Property Tax</b>						
Cumulative Assessed Value (See Table E-4)	\$24,522,493,021	\$26,489,135,133	\$35,027,501,140	\$44,278,193,889	\$55,802,419,684	\$65,520,841,331
Total Secured Property Tax (1%)	\$245,224,930	\$264,891,351	\$350,275,011	\$442,781,939	\$558,024,197	\$655,208,413
City's Share of Secured Property Tax (11%)	\$26,974,742	\$29,138,049	\$38,530,251	\$48,706,013	\$61,382,662	\$72,072,925
<b>Unsecured Property Tax</b>						
Non-retail Jobs from the Project (cumulative)	22,187	23,098	27,622	36,735	45,848	51,887
Total Unsecured Property Tax from the Project (1)	\$677,176	\$704,989	\$843,058	\$1,121,194	\$1,399,329	\$1,583,641
<b>Total Property Tax</b>	<b>\$27,651,918</b>	<b>\$29,843,038</b>	<b>\$39,373,310</b>	<b>\$49,827,207</b>	<b>\$62,781,991</b>	<b>\$73,656,567</b>

(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 E-4**  
**Project Assessed Value Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>RESIDENTIAL</b>							
<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
<b>TOTAL RESIDENTIAL/AVERAGE</b>	<b>\$566,406</b>	<b>\$0</b>	<b>\$736,351,765</b>	<b>\$831,496,362</b>	<b>\$856,441,253</b>	<b>\$866,796,025</b>	<b>\$892,799,906</b>
<b>COMMERCIAL</b>							
<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	\$1,577,280	\$12,447,270	\$9,800,244	\$5,795,843	\$5,198,498	\$5,198,498
3 Fl. Office Over Local Retail w/ No District Parking	\$240	\$197,168	\$349,916	\$531,349	\$314,238	\$281,852	\$281,852
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		\$1,774,447	\$18,800,956	\$16,335,363	\$12,113,852	\$11,490,304	\$45,330,894
<u>Workplace</u>							
<u>Office</u>							
Corporate/Tech (4-story w/ 1 story parking)	\$271	\$14,571,150	\$16,465,759	\$16,147,858	\$9,549,808	\$8,787,436	\$8,787,436
Corporate/Tech (4-story w/ 4 story parking)	\$316	\$28,842,144	\$52,584,746	\$54,800,697	\$32,409,014	\$35,970,421	\$35,970,421
Corporate/Tech (7-story w/ 4 story parking)	\$317	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$229	\$412,851	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$341	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$283	\$988,021	\$0	\$6,138,953	\$3,630,563	\$3,256,382	\$3,256,382
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	\$4,731,974	\$37,342,876	\$29,401,570	\$17,388,025	\$15,595,940	\$15,595,940
3 Floors Office Over Local Retail w/ No District Parking	\$240	\$591,577	\$1,049,876	\$1,594,243	\$942,832	\$845,660	\$845,660
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	\$571,203	\$0	\$0	\$0	\$0	\$0
Subtotal		\$50,708,919	\$107,443,258	\$108,083,320	\$63,920,243	\$64,455,837	\$64,455,837
<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
<b>Total Workplace</b>		<b>\$50,708,919</b>	<b>\$107,443,258</b>	<b>\$108,083,320</b>	<b>\$63,920,243</b>	<b>\$64,455,837</b>	<b>\$64,455,837</b>
<b>TOTAL COMMERCIAL</b>		<b>\$52,483,366</b>	<b>\$126,244,215</b>	<b>\$124,418,683</b>	<b>\$76,034,095</b>	<b>\$75,946,142</b>	<b>\$109,786,732</b>
<b>AV FROM NEW DEVELOPMENT</b>							
Residential		\$0	\$736,351,765	\$831,496,362	\$856,441,253	\$866,796,025	\$892,799,906
Commercial		\$52,483,366	\$126,244,215	\$124,418,683	\$76,034,095	\$75,946,142	\$109,786,732
<b>AV FROM PREVIOUS DEVELOPMENT (3)</b>							
Residential		\$61,620,314,990	--	\$754,024,207	\$1,623,573,063	\$2,539,534,660	\$3,488,082,621
Commercial		\$3,848,042,975	--	\$124,981,772	\$246,906,451	\$319,711,141	\$391,700,710
<b>TOTAL AV (CUMULATIVE)</b>		<b>\$65,520,841,331</b>	<b>\$862,595,979</b>	<b>\$1,834,921,025</b>	<b>\$2,802,954,862</b>	<b>\$3,801,987,967</b>	<b>\$4,882,369,969</b>
<b>Conveyance Taxable AV</b>							
<u>Resold Properties</u>							
Residential	10%	\$6,162,031,499	0	\$75,402,421	\$162,357,306	\$253,953,466	\$348,808,262
Commercial	5%	\$192,402,149	0	\$6,249,089	\$12,345,323	\$15,985,557	\$19,585,035
New Developments Sold		\$52,483,366	\$862,595,979	\$955,915,045	\$932,475,348	\$942,742,167	\$1,002,586,638
<b>Total</b>		<b>\$6,406,917,014</b>	<b>\$862,595,979</b>	<b>\$1,037,566,555</b>	<b>\$1,107,177,977</b>	<b>\$1,212,681,190</b>	<b>\$1,370,979,935</b>

(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 E-4**  
**Project Assessed Value Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>RESIDENTIAL</b>						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$68,545,675	\$70,602,045	\$295,559,837	\$19,640,428	\$0	\$0
SF Detached (12/acre)	\$114,654,598	\$118,094,236	\$170,534,695	\$11,332,306	\$0	\$0
SF Detached (14/acre)	\$328,886,609	\$338,753,207	\$110,012,201	\$7,310,488	\$0	\$0
SF Detached Edge Estate	\$8,719,655	\$8,981,245	\$60,262,084	\$4,004,513	\$0	\$0
Townhouses (2)	\$184,678,053	\$190,218,395	\$195,924,947	\$13,019,529	\$0	\$0
9-Story Mid-Rise	\$59,725,800	\$61,517,574	\$63,363,102	\$4,210,580	\$0	\$0
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	\$25,917,126	\$26,694,640	\$1,773,902	\$0	\$0
Live work loft/townhome (parking within building)	\$4,700,642	\$4,841,661	\$4,986,911	\$331,388	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$52,262,613	\$53,830,491	\$52,862,123	\$3,512,773	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$847,335,904	\$872,755,981	\$980,200,539	\$65,135,907	\$0	\$0
<u>Rental Residential</u>						
Frame with Surface Parking (2)	\$4,840,662	\$4,985,882	\$10,153,835	\$674,739	\$0	\$0
Frame with Podium Parking (2)	\$24,818,118	\$25,562,662	\$19,921,697	\$1,323,829	\$0	\$0
3 Fl. Residential Over Local Comm. w/ No District Parking	\$2,753,914	\$2,836,531	\$4,454,216	\$295,990	\$0	\$0
3 Fl. Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$32,412,695	\$33,385,075	\$34,529,748	\$2,294,557	\$0	\$0
TOTAL RESIDENTIAL/AVERAGE	\$879,748,598	\$906,141,056	\$1,014,730,287	\$67,430,464	\$0	\$0
<b>COMMERCIAL</b>						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Office Over District Parked Retail	\$2,321,383	\$2,321,383	\$2,084,766	\$2,084,766	\$2,084,766	\$2,975,545
3 Fl. Office Over Local Retail w/ No District Parking	\$223,710	\$223,710	\$200,908	\$200,908	\$200,908	\$286,752
3 Fl. Residential Over Regional/District Parked Retail	\$5,705,229	\$5,705,229	\$5,439,414	\$350,930	\$0	\$0
3 Fl. Residential Over Local Comm. w/ No District Parking	\$304,726	\$304,726	\$464,575	\$29,973	\$0	\$0
Subtotal	\$8,555,048	\$8,555,048	\$8,189,663	\$2,666,577	\$2,285,674	\$3,262,297
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$9,242,164	\$9,242,164	\$10,238,566	\$10,238,566	\$10,238,566	\$14,613,300
Corporate/Tech (4-story w/ 4 story parking)	\$25,587,183	\$25,587,183	\$25,474,193	\$25,474,193	\$25,474,193	\$36,358,806
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	\$0
Downtown Professional Service (4-story)	\$1,454,133	\$1,454,133	\$1,305,915	\$1,305,915	\$1,305,915	\$1,863,906
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	\$6,964,347	\$6,964,347	\$6,254,478	\$6,254,478	\$6,254,478	\$8,926,891
3 Floors Office Over Local Retail w/ No District Parking	\$671,214	\$671,214	\$602,798	\$602,798	\$602,798	\$860,361
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	\$253,503	\$253,503	\$306,524	\$306,524	\$306,524	\$437,495
Subtotal	\$83,827,530	\$83,827,530	\$83,837,458	\$83,837,458	\$83,837,458	\$82,383,206
<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	\$83,827,530	\$83,827,530	\$83,837,458	\$83,837,458	\$83,837,458	\$82,383,206
TOTAL COMMERCIAL	\$92,382,577	\$92,382,577	\$92,027,121	\$86,504,034	\$86,123,132	\$85,645,503
<b>AV FROM NEW DEVELOPMENT</b>						
Residential	\$879,748,598	\$906,141,056	\$1,014,730,287	\$67,430,464	\$0	\$0
Commercial	\$92,382,577	\$92,382,577	\$92,027,121	\$86,504,034	\$86,123,132	\$85,645,503
<b>AV FROM PREVIOUS DEVELOPMENT (3)</b>						
Residential	\$4,486,023,708	\$5,494,550,842	\$6,554,308,503	\$7,750,695,722	\$8,005,761,214	\$8,197,899,483
Commercial	\$496,472,567	\$582,966,593	\$668,595,678	\$753,016,571	\$831,125,399	\$908,076,046
<b>TOTAL AV (CUMULATIVE)</b>	<b>\$5,954,627,450</b>	<b>\$7,076,041,068</b>	<b>\$8,329,661,589</b>	<b>\$8,657,646,791</b>	<b>\$8,923,009,745</b>	<b>\$9,191,621,032</b>
<b>Conveyance Taxable AV</b>						
<u>Resold Properties</u>						
Residential	\$448,602,371	\$549,455,084	\$655,430,850	\$775,069,572	\$800,576,121	\$819,789,948
Commercial	\$24,823,628	\$29,148,330	\$33,429,784	\$37,650,829	\$41,556,270	\$45,403,802
New Developments Sold	\$972,131,175	\$998,523,633	\$1,106,757,408	\$153,934,499	\$86,123,132	\$85,645,503
Total	\$1,445,557,175	\$1,577,127,047	\$1,795,618,042	\$966,654,899	\$928,255,523	\$950,839,254

(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% (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 E-4**  
**Project Assessed Value Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
<b>RESIDENTIAL</b>						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$0	\$0	\$0	\$0	\$0	\$414,687,226
SF Detached (12/acre)	\$0	\$0	\$0	\$0	\$0	\$228,883,236
SF Detached (14/acre)	\$0	\$0	\$0	\$0	\$0	\$112,398,258
SF Detached Edge Estate	\$0	\$0	\$0	\$0	\$0	\$85,278,035
Townhouses	\$0	\$0	\$0	\$0	\$0	\$283,246,479
9-Story Mid-Rise	\$0	\$0	\$0	\$0	\$0	\$82,674,476
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	\$11,685,054
Live work loft/townhome (parking within building)	\$0	\$0	\$0	\$0	\$0	\$2,182,922
3 Floors Residential Over Regional/District Parked Retail	\$0	\$0	\$0	\$0	\$0	\$62,736,396
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$1,283,772,082
<u>Rental Residential</u>						
Frame with Surface Parking	\$0	\$0	\$0	\$0	\$0	\$19,122,921
Frame with Podium Parking	\$0	\$0	\$0	\$0	\$0	\$18,492,327
3 Floors Residential Over Local Commercial w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$9,511,791
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$47,127,039
TOTAL RESIDENTIAL/AVERAGE	\$0	\$0	\$0	\$0	\$0	\$1,330,899,121
<b>COMMERCIAL</b>						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$2,931,293	\$2,084,766	\$2,084,766	\$2,084,766	\$2,084,766	\$1,672,531
3 Floors Office Over Local Retail w/ No District Parking	\$282,487	\$200,908	\$200,908	\$200,908	\$200,908	\$161,181
3 Floors Residential Over Regional/District Parked Retail	\$0	\$0	\$0	\$0	\$0	\$4,947,571
3 Floors Residential Over Local Commercial w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$760,347
Subtotal	\$3,213,780	\$2,285,674	\$2,285,674	\$2,285,674	\$2,285,674	\$7,541,630
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$14,395,969	\$10,238,566	\$10,238,566	\$10,238,566	\$10,238,566	\$11,974,506
Corporate/Tech (4-story w/ 4 story parking)	\$35,818,074	\$25,474,193	\$25,474,193	\$25,474,193	\$25,474,193	\$25,277,341
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)	\$21,880,387	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788
Downtown Professional Service (4-story)	\$1,836,186	\$1,305,915	\$1,305,915	\$1,305,915	\$1,305,915	\$1,047,687
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	\$8,794,129	\$6,254,478	\$6,254,478	\$6,254,478	\$6,254,478	\$5,017,737
3 Floors Office Over Local Retail w/ No District Parking	\$847,566	\$602,798	\$602,798	\$602,798	\$602,798	\$483,602
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	\$430,989	\$306,524	\$306,524	\$306,524	\$306,524	\$398,896
Subtotal	\$84,003,300	\$86,856,261	\$86,856,261	\$86,856,261	\$86,856,261	\$86,873,558
Industrial						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$84,003,300	\$86,856,261	\$86,856,261	\$86,856,261	\$86,856,261	\$86,873,558
TOTAL COMMERCIAL	\$87,217,080	\$89,141,935	\$89,141,935	\$89,141,935	\$89,141,935	\$94,415,188
AV FROM NEW DEVELOPMENT						
Residential	\$0	\$0	\$0	\$0	\$0	\$1,330,899,121
Commercial	\$87,217,080	\$89,141,935	\$89,141,935	\$89,141,935	\$89,141,935	\$94,415,188
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$8,394,649,071	\$8,596,120,649	\$8,802,427,544	\$9,013,685,805	\$9,230,014,265	\$9,451,534,607
Commercial	\$983,784,333	\$1,060,291,399	\$1,137,939,000	\$1,214,810,125	\$1,290,912,540	\$1,366,253,929
<b>TOTAL AV (CUMULATIVE)</b>	<b>\$9,465,650,484</b>	<b>\$9,745,553,982</b>	<b>\$10,029,508,479</b>	<b>\$10,317,637,865</b>	<b>\$10,610,068,739</b>	<b>\$12,243,102,845</b>
<b>Conveyance Taxable AV</b>						
Resold Properties						
Residential	\$839,464,907	\$859,612,065	\$880,242,754	\$901,368,581	\$923,001,426	\$945,153,461
Commercial	\$49,189,217	\$53,014,570	\$56,896,950	\$60,740,506	\$64,545,627	\$68,312,696
New Developments Sold	\$87,217,080	\$89,141,935	\$89,141,935	\$89,141,935	\$89,141,935	\$1,425,314,308
Total	\$975,871,203	\$1,001,768,569	\$1,026,281,639	\$1,051,251,021	\$1,076,688,988	\$2,438,780,465

(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% (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 E-4**  
**Project Assessed Value Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
<b>RESIDENTIAL</b>						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$405,756,600	\$383,841,357	\$209,705,302	\$93,550,782	\$0	\$0
SF Detached (12/acre)	\$236,403,136	\$244,537,432	\$225,376,450	\$0	\$0	\$0
SF Detached (14/acre)	\$134,421,132	\$168,202,699	\$363,082,676	\$298,831,940	\$0	\$0
SF Detached Edge Estate	\$81,721,980	\$74,420,946	\$21,581,391	\$0	\$0	\$0
Townhouses	\$305,435,824	\$314,598,899	\$325,154,235	\$657,157,938	\$948,332,997	\$976,782,987
9-Story Mid-Rise	\$85,154,710	\$87,709,351	\$90,340,632	\$93,050,851	\$95,842,376	\$30,650,237
High-Rise	\$0	\$0	\$0	\$0	\$0	\$93,687,876
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	\$62,231,327	\$61,678,573	\$54,739,432	\$56,381,615	\$58,073,064	\$59,815,256
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,311,124,709	\$1,334,989,257	\$1,289,980,117	\$1,198,973,127	\$1,102,248,437	\$1,160,936,356
<u>Rental Residential</u>						
Frame with Surface Parking	\$18,075,151	\$17,100,328	\$13,182,630	\$13,578,109	\$16,316,361	\$16,805,851
Frame with Podium Parking	\$21,117,498	\$23,688,142	\$30,056,252	\$30,957,939	\$37,201,124	\$38,317,157
3 Floors Residential Over Local Commercial w/ No District Parking	\$11,213,379	\$12,985,317	\$18,589,437	\$19,147,120	\$19,721,534	\$20,313,180
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$50,406,028	\$53,773,787	\$61,828,319	\$63,683,168	\$73,239,018	\$75,436,189
<b>TOTAL RESIDENTIAL/AVERAGE</b>	<b>\$1,361,530,737</b>	<b>\$1,388,763,044</b>	<b>\$1,351,808,436</b>	<b>\$1,262,656,295</b>	<b>\$1,175,487,455</b>	<b>\$1,236,372,544</b>
<b>COMMERCIAL</b>						
<u>Retail</u>						
Local	\$0	\$12,658,728	\$0	\$0	\$0	\$0
Regional	\$0	\$21,181,862	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$1,648,323	\$1,851,342	\$2,748,734	\$2,516,750	\$2,516,750	\$2,516,750
3 Floors Office Over Local Retail w/ No District Parking	\$158,848	\$178,413	\$280,261	\$314,606	\$314,606	\$314,606
3 Floors Residential Over Regional/District Parked Retail	\$4,764,796	\$4,584,926	\$3,950,582	\$3,950,582	\$3,950,582	\$3,950,582
3 Floors Residential Over Local Commercial w/ No District Parking	\$870,259	\$978,425	\$1,359,890	\$1,359,890	\$1,359,890	\$1,359,890
Subtotal	\$7,442,226	\$41,433,696	\$8,339,468	\$8,141,829	\$8,141,829	\$8,141,829
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$12,020,582	\$13,751,827	\$22,611,199	\$23,250,126	\$23,250,126	\$23,250,126
Corporate/Tech (4-story w/ 4 story parking)	\$25,341,172	\$28,953,386	\$46,801,827	\$46,021,315	\$46,021,315	\$46,021,315
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$140,469	\$658,757	\$658,757	\$658,757
Downtown Professional Service (20-story)	\$42,673,788	\$35,519,613	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,032,523	\$1,159,696	\$1,721,830	\$1,576,513	\$1,576,513	\$1,576,513
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	\$4,945,110	\$5,554,185	\$8,246,439	\$7,550,467	\$7,550,467	\$7,550,467
3 Floors Office Over Local Retail w/ No District Parking	\$476,603	\$535,304	\$840,888	\$943,936	\$943,936	\$943,936
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	\$393,123	\$441,542	\$721,924	\$911,426	\$911,426	\$911,426
Subtotal	\$86,882,900	\$85,915,553	\$81,084,575	\$80,912,540	\$80,912,540	\$80,912,540
Industrial						
Light	\$0	\$0	\$1,141,425	\$3,804,101	\$761,598	\$0
Manufacturing	\$0	\$0	\$3,983,481	\$13,276,007	\$2,657,916	\$0
Subtotal	\$0	\$0	\$5,124,906	\$17,080,109	\$3,419,514	\$0
<b>Total Workplace</b>	<b>\$86,882,900</b>	<b>\$85,915,553</b>	<b>\$86,209,481</b>	<b>\$97,992,649</b>	<b>\$84,332,054</b>	<b>\$80,912,540</b>
<b>TOTAL COMMERCIAL</b>	<b>\$94,325,126</b>	<b>\$127,349,249</b>	<b>\$94,548,949</b>	<b>\$106,134,478</b>	<b>\$92,473,883</b>	<b>\$89,054,370</b>
<b>AV FROM NEW DEVELOPMENT</b>						
Residential	\$1,361,530,737	\$1,388,763,044	\$1,351,808,436	\$1,262,656,295	\$1,175,487,455	\$1,236,372,544
Commercial	\$94,325,126	\$127,349,249	\$94,548,949	\$106,134,478	\$92,473,883	\$89,054,370
<b>AV FROM PREVIOUS DEVELOPMENT (3)</b>						
Residential	\$11,041,212,137	\$12,700,408,703	\$14,427,311,869	\$16,157,819,192	\$17,838,566,899	\$19,470,391,658
Commercial	\$1,445,062,426	\$1,524,983,676	\$1,635,809,596	\$1,713,054,960	\$1,800,997,544	\$1,874,536,713
<b>TOTAL AV (CUMULATIVE)</b>	<b>\$13,943,130,426</b>	<b>\$15,741,504,672</b>	<b>\$17,509,478,850</b>	<b>\$19,239,664,926</b>	<b>\$20,907,525,781</b>	<b>\$22,670,355,285</b>
<b>Conveyance Taxable AV</b>						
Resold Properties						
Residential	\$1,104,121,214	\$1,270,040,870	\$1,442,731,187	\$1,615,781,919	\$1,783,856,690	\$1,947,039,166
Commercial	\$72,303,121	\$76,249,184	\$81,790,480	\$85,652,748	\$90,049,877	\$93,726,836
New Developments Sold	\$1,455,855,863	\$1,516,112,293	\$1,446,357,385	\$1,368,790,774	\$1,267,961,338	\$1,325,426,914
<b>Total</b>	<b>\$2,632,280,198</b>	<b>\$2,862,402,347</b>	<b>\$2,970,879,052</b>	<b>\$3,070,225,441</b>	<b>\$3,141,867,905</b>	<b>\$3,366,192,915</b>

(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% (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 E-4**  
**Project Assessed Value Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Year 24	Year 25	Year 30	Year 40	Year 50	Year 57 (Buildout)
<b>RESIDENTIAL</b>						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (12/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (14/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached Edge Estate	\$0	\$0	\$0	\$0	\$0	\$0
Townhouses	\$1,006,086,476	\$1,036,269,070	\$0	\$0	\$0	\$0
9-Story Mid-Rise	\$0	\$0	\$0	\$0	\$0	\$0
High-Rise	\$140,361,473	\$144,572,317	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$136,839,640	\$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	\$61,609,713	\$63,458,005	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$72,586,767	\$0	\$0	\$0
Subtotal	\$1,208,057,662	\$1,244,299,392	\$209,426,407	\$0	\$0	\$0
<u>Rental Residential</u>						
Frame with Surface Parking	\$17,310,027	\$17,829,328	\$0	\$0	\$0	\$0
Frame with Podium Parking	\$39,466,672	\$40,650,672	\$0	\$0	\$0	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$20,922,575	\$21,550,252	\$0	\$0	\$0	\$0
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$230,421,644	\$0	\$0	\$0
Subtotal	\$77,699,274	\$80,030,252	\$230,421,644	\$0	\$0	\$0
<b>TOTAL RESIDENTIAL/AVERAGE</b>	<b>\$1,285,756,936</b>	<b>\$1,324,329,644</b>	<b>\$439,848,051</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>COMMERCIAL</b>						
<u>Retail</u>						
Local	\$0	\$16,873,774	\$0	\$0	\$0	\$0
Regional	\$0	\$16,966,817	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$2,516,750	\$2,516,750	\$1,899,213	\$2,516,750	\$2,516,750	\$1,577,280
3 Floors Office Over Local Retail w/ No District Parking	\$314,606	\$314,606	\$237,411	\$314,606	\$314,606	\$197,168
3 Floors Residential Over Regional/District Parked Retail	\$3,950,582	\$3,950,582	\$0	\$0	\$0	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$1,359,890	\$1,359,890	\$0	\$0	\$0	\$0
Subtotal	\$8,141,829	\$41,982,419	\$2,136,624	\$2,831,357	\$2,831,357	\$1,774,447
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$23,250,126	\$23,250,126	\$17,545,222	\$23,250,126	\$23,250,126	\$14,571,150
Corporate/Tech (4-story w/ 4 story parking)	\$46,021,315	\$46,021,315	\$34,729,023	\$46,021,315	\$46,021,315	\$28,842,144
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$658,757	\$658,757	\$497,117	\$658,757	\$658,757	\$412,851
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,576,513	\$1,576,513	\$1,189,683	\$1,576,513	\$1,576,513	\$988,021
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$12,909,954	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$7,550,467	\$7,550,467	\$5,697,802	\$7,550,467	\$7,550,467	\$4,731,974
3 Floors Office Over Local Retail w/ No District Parking	\$943,936	\$943,936	\$712,321	\$943,936	\$943,936	\$591,577
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$6,441,675	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$3,104,351	\$0	\$0	\$0
R&D/Lab	\$911,426	\$911,426	\$687,789	\$911,426	\$911,426	\$571,203
Subtotal	\$80,912,540	\$80,912,540	\$83,514,937	\$80,912,540	\$80,912,540	\$50,708,919
Industrial						
Light Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Workplace</b>	<b>\$80,912,540</b>	<b>\$80,912,540</b>	<b>\$83,514,937</b>	<b>\$80,912,540</b>	<b>\$80,912,540</b>	<b>\$50,708,919</b>
<b>TOTAL COMMERCIAL</b>	<b>\$89,054,370</b>	<b>\$122,894,960</b>	<b>\$85,651,561</b>	<b>\$83,743,897</b>	<b>\$83,743,897</b>	<b>\$52,483,366</b>
<b>AV FROM NEW DEVELOPMENT</b>						
Residential	\$1,285,756,936	\$1,324,329,644	\$439,848,051	\$0	\$0	\$0
Commercial	\$89,054,370	\$122,894,960	\$85,651,561	\$83,743,897	\$83,743,897	\$52,483,366
<b>AV FROM PREVIOUS DEVELOPMENT (3)</b>						
Residential	\$21,203,726,544	\$23,029,231,084	\$32,040,829,846	\$41,174,150,833	\$52,194,437,017	\$61,620,314,990
Commercial	\$1,943,955,171	\$2,012,679,446	\$2,461,171,682	\$3,020,299,159	\$3,524,238,771	\$3,848,042,975
<b>TOTAL AV (CUMULATIVE)</b>	<b>\$24,522,493,021</b>	<b>\$26,489,135,133</b>	<b>\$35,027,501,140</b>	<b>\$44,278,193,889</b>	<b>\$55,802,419,684</b>	<b>\$65,520,841,331</b>
<b>Conveyance Taxable AV</b>						
Resold Properties						
Residential	\$2,120,372,654	\$2,302,923,108	\$3,204,082,985	\$4,117,415,083	\$5,219,443,702	\$6,162,031,499
Commercial	\$97,197,759	\$100,633,972	\$123,058,584	\$151,014,958	\$176,211,939	\$192,402,149
New Developments Sold	\$1,374,811,306	\$1,447,224,604	\$525,499,613	\$83,743,897	\$83,743,897	\$52,483,366
<b>Total</b>	<b>\$3,592,381,719</b>	<b>\$3,850,781,685</b>	<b>\$3,852,641,181</b>	<b>\$4,352,173,938</b>	<b>\$5,479,399,537</b>	<b>\$6,406,917,014</b>

(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% (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 E-5**  
**Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	\$65,520,841,331	\$862,595,979	\$1,834,921,025	\$2,802,954,862	\$3,801,987,967	\$4,882,369,969	\$5,954,627,450	\$7,076,041,068
% Increase in AV Above the Base (1)	66%	0.9%	1.8%	2.8%	3.8%	4.9%	6.0%	7.1%
<b>Property Tax In-Lieu Above the Base (2)</b>	<b>\$32,417,497</b>	<b>\$426,783</b>	<b>\$907,857</b>	<b>\$1,386,807</b>	<b>\$1,881,095</b>	<b>\$2,415,632</b>	<b>\$2,946,148</b>	<b>\$3,500,986</b>

(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 years).

(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 E-5**  
**Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	\$8,329,661,589	\$8,657,646,791	\$8,923,009,745	\$9,191,621,032	\$9,465,650,484	\$9,745,553,982	\$10,029,508,479	\$10,317,637,865
% Increase in AV Above the Base (1)	8.3%	8.7%	8.9%	9.2%	9.5%	9.8%	10.0%	10.3%
<b>Property Tax In-Lieu Above the Base (2)</b>	<b>\$4,121,235</b>	<b>\$4,283,511</b>	<b>\$4,414,804</b>	<b>\$4,547,703</b>	<b>\$4,683,284</b>	<b>\$4,821,771</b>	<b>\$4,962,262</b>	<b>\$5,104,818</b>

(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 years.)

(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 E-5**  
**Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	\$10,610,068,739	\$12,243,102,845	\$13,943,130,426	\$15,741,504,672	\$17,509,478,850	\$19,239,664,926	\$20,907,525,781
% Increase in AV Above the Base (1)	10.6%	12.3%	14.0%	15.8%	17.5%	19.3%	20.9%
<b>Property Tax In-Lieu Above the Base (2)</b>	<b>\$5,249,503</b>	<b>\$6,057,473</b>	<b>\$6,898,589</b>	<b>\$7,788,364</b>	<b>\$8,663,098</b>	<b>\$9,519,136</b>	<b>\$10,344,337</b>

(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 years.)

(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 E-5**  
**Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 57 (Buildout)
Project Assessed Value	\$22,670,355,285	\$24,522,493,021	\$26,489,135,133	\$35,027,501,140	\$44,278,193,889	\$55,802,419,684	\$65,520,841,331
% Increase in AV Above the Base (1)	22.7%	24.6%	26.5%	35.1%	44.3%	55.9%	65.6%
<b>Property Tax In-Lieu Above the Base (2)</b>	<b>\$11,216,525</b>	<b>\$12,132,900</b>	<b>\$13,105,928</b>	<b>\$17,330,423</b>	<b>\$21,907,353</b>	<b>\$27,609,150</b>	<b>\$32,417,497</b>

(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 E-6**  
**Sales Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>Resident Expenditures</b>								
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
<b>Employee Expenditures</b>								
Total Retail and Non-Retail Employees (Cumulative)		56,269	1,378	2,736	3,555	4,369	5,555	6,529
Taxable Expenditures by Employees/Yr (4)	\$3,328 per employee	\$187,259,649	\$4,584,843	\$9,106,332	\$11,831,721	\$14,540,707	\$18,485,792	\$21,728,722
Expenditure Captured by San Jose (5)	40% of Expenditure	\$74,903,860	\$1,833,937	\$3,642,533	\$4,732,689	\$5,816,283	\$7,394,317	\$8,691,489
Sales Tax	1% of Taxable Sales	\$749,039	\$18,339	\$36,425	\$47,327	\$58,163	\$73,943	\$86,915
<b>Retail Sales</b>								
Total Retail SqFt (Cumulative) (6)		1,533,720	56,624	104,978	138,978	170,837	332,697	354,610
Total Taxable Retail Sales	\$400 per SqFt	\$613,488,080	\$22,649,762	\$41,991,065	\$55,591,324	\$68,334,999	\$133,078,674	\$141,843,984
Total Net New Taxable Retail Sales (7)	25%	\$153,372,020	\$5,662,441	\$10,497,766	\$13,897,831	\$17,083,750	\$33,269,669	\$35,460,996
Sales Tax	1% of Taxable Sales	\$1,533,720	\$56,624	\$104,978	\$138,978	\$170,837	\$332,697	\$354,610
<b>Non-Retail Taxable Sales (8)</b>	<b>\$22 per Employee</b>	<b>\$13,174</b>	<b>\$30,843</b>	<b>\$30,417</b>	<b>\$18,334</b>	<b>\$18,224</b>	<b>\$26,540</b>	<b>\$21,816</b>
<b>TOTAL SALES TAX GENERATED</b>		<b>\$5,854,280</b>	<b>\$272,073</b>	<b>\$504,351</b>	<b>\$703,436</b>	<b>\$912,286</b>	<b>\$1,264,506</b>	<b>\$1,460,933</b>

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table E-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 E-6**  
**Sales Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>Resident Expenditures</b>								
Total Occupied Households (Cumulative)	8,420	9,622	9,700	9,700	9,700	9,700	9,700	9,700
Total Household Income (1)	\$944,879,927	\$1,079,862,774	\$1,088,571,344	\$1,088,571,344	\$1,088,571,344	\$1,088,571,344	\$1,088,571,344	\$1,088,571,344
Taxable Expenditures/yr (2)	\$232,771,501	\$266,024,572	\$268,169,932	\$268,169,932	\$268,169,932	\$268,169,932	\$268,169,932	\$268,169,932
Expenditure Captured by San Jose (3)	\$116,385,750	\$133,012,286	\$134,084,966	\$134,084,966	\$134,084,966	\$134,084,966	\$134,084,966	\$134,084,966
Sales Tax	\$1,163,858	\$1,330,123	\$1,340,850	\$1,340,850	\$1,340,850	\$1,340,850	\$1,340,850	\$1,340,850
<b>Employee Expenditures</b>								
Total Retail and Non-Retail Employees (Cumulative)	7,504	8,476	9,413	10,348	11,290	12,232	13,167	14,101
Taxable Expenditures by Employees/Yr (4)	\$24,971,653	\$28,207,875	\$31,326,377	\$34,436,760	\$37,572,674	\$40,707,321	\$43,817,704	\$46,928,087
Expenditure Captured by San Jose (5)	\$9,988,661	\$11,283,150	\$12,530,551	\$13,774,704	\$15,029,070	\$16,282,928	\$17,527,082	\$18,771,235
Sales Tax	\$99,887	\$112,831	\$125,306	\$137,747	\$150,291	\$162,829	\$175,271	\$187,712
<b>Retail Sales</b>								
Total Retail SqFt (Cumulative) (6)	376,523	397,559	406,214	414,015	425,149	436,118	443,919	451,721
Total Taxable Retail Sales	\$150,609,295	\$159,023,519	\$162,485,522	\$165,605,993	\$170,059,778	\$174,447,326	\$177,567,796	\$180,688,267
Total Net New Taxable Retail Sales (7)	\$37,652,324	\$39,755,880	\$40,621,381	\$41,401,498	\$42,514,944	\$43,611,831	\$44,391,949	\$45,172,067
Sales Tax	\$376,523	\$397,559	\$406,214	\$414,015	\$425,149	\$436,118	\$443,919	\$451,721
<b>Non-Retail Taxable Sales (8)</b>	\$21,816	\$21,771	\$20,979	\$20,924	\$21,096	\$21,088	\$20,924	\$20,924
<b>TOTAL SALES TAX GENERATED</b>	<b>\$1,662,083</b>	<b>\$1,862,284</b>	<b>\$1,893,348</b>	<b>\$1,913,536</b>	<b>\$1,937,386</b>	<b>\$1,960,885</b>	<b>\$1,980,964</b>	<b>\$2,001,207</b>

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table E-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 E-6**  
**Sales Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b>Resident Expenditures</b>								
Total Occupied Households (Cumulative)	9,700	9,700	10,903	12,106	13,309	14,511	15,714	16,917
Total Household Income (1)	\$1,088,571,344	\$1,088,571,344	\$1,223,599,841	\$1,358,582,687	\$1,493,565,534	\$1,628,517,479	\$1,763,478,555	\$1,898,461,401
Taxable Expenditures/yr (2)	\$268,169,932	\$268,169,932	\$301,434,249	\$334,687,321	\$367,940,392	\$401,185,851	\$434,433,560	\$467,686,631
Expenditure Captured by San Jose (3)	\$134,084,966	\$134,084,966	\$150,717,125	\$167,343,660	\$183,970,196	\$200,592,926	\$217,216,780	\$233,843,316
Sales Tax	\$1,340,850	\$1,340,850	\$1,507,171	\$1,673,437	\$1,839,702	\$2,005,929	\$2,172,168	\$2,338,433
<b>Employee Expenditures</b>								
Total Retail and Non-Retail Employees (Cumulative)	15,036	15,970	16,939	17,908	19,250	20,280	21,428	22,439
Taxable Expenditures by Employees/Yr (4)	\$50,038,471	\$53,148,854	\$56,373,396	\$59,597,294	\$64,063,161	\$67,490,017	\$71,310,178	\$74,675,190
Expenditure Captured by San Jose (5)	\$20,015,388	\$21,259,542	\$22,549,358	\$23,838,918	\$25,625,264	\$26,996,007	\$28,524,071	\$29,870,076
Sales Tax	\$200,154	\$212,595	\$225,494	\$238,389	\$256,253	\$269,960	\$285,241	\$298,701
<b>Retail Sales</b>								
Total Retail SqFt (Cumulative) (6)	459,522	467,323	486,830	506,252	656,439	680,060	703,025	725,990
Total Taxable Retail Sales	\$183,808,737	\$186,929,207	\$194,732,101	\$202,500,878	\$262,575,618	\$272,023,933	\$281,209,913	\$290,395,893
Total Net New Taxable Retail Sales (7)	\$45,952,184	\$46,732,302	\$48,683,025	\$50,625,220	\$65,643,905	\$68,005,983	\$70,302,478	\$72,598,973
Sales Tax	\$459,522	\$467,323	\$486,830	\$506,252	\$656,439	\$680,060	\$703,025	\$725,990
<b>Non-Retail Taxable Sales (8)</b>	\$20,924	\$20,924	\$21,692	\$21,688	\$30,043	\$23,053	\$25,699	\$22,637
<b>TOTAL SALES TAX GENERATED</b>	<b>\$2,021,450</b>	<b>\$2,041,692</b>	<b>\$2,241,187</b>	<b>\$2,439,766</b>	<b>\$2,782,437</b>	<b>\$2,979,003</b>	<b>\$3,186,133</b>	<b>\$3,385,761</b>

(1) Household Income Assumptions:

Average Unit Price	\$566,406 (See Table E-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 E-6**  
**Sales Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57 (Buildout)
<b>Resident Expenditures</b>							
Total Occupied Households (Cumulative)	18,119	19,322	20,525	25,742	25,742	25,742	25,742
Total Household Income (1)	\$2,033,426,690	\$2,168,409,537	\$2,303,392,384	\$2,888,850,633	\$2,888,850,633	\$2,888,850,633	\$2,888,850,633
Taxable Expenditures/yr (2)	\$500,935,377	\$534,188,449	\$567,441,521	\$711,669,365	\$711,669,365	\$711,669,365	\$711,669,365
Expenditure Captured by San Jose (3)	\$250,467,689	\$267,094,224	\$283,720,760	\$355,834,683	\$355,834,683	\$355,834,683	\$355,834,683
Sales Tax	\$2,504,677	\$2,670,942	\$2,837,208	\$3,558,347	\$3,558,347	\$3,558,347	\$3,558,347
<b>Employee Expenditures</b>							
Total Retail and Non-Retail Employees (Cumulative)	23,416	24,393	25,741	31,267	40,657	50,046	56,269
Taxable Expenditures by Employees/Yr (4)	\$77,926,270	\$81,177,350	\$85,664,529	\$104,055,673	\$135,303,982	\$166,552,292	\$187,259,649
Expenditure Captured by San Jose (5)	\$31,170,508	\$32,470,940	\$34,265,812	\$41,622,269	\$54,121,593	\$66,620,917	\$74,903,860
Sales Tax	\$311,705	\$324,709	\$342,658	\$416,223	\$541,216	\$666,209	\$749,039
<b>Retail Sales</b>							
Total Retail SqFt (Cumulative) (6)	748,955	771,920	924,885	1,275,776	1,372,650	1,469,524	1,533,720
Total Taxable Retail Sales	\$299,581,873	\$308,767,853	\$369,953,832	\$510,310,387	\$549,060,080	\$587,809,772	\$613,488,080
Total Net New Taxable Retail Sales (7)	\$74,895,468	\$77,191,963	\$92,488,458	\$127,577,597	\$137,265,020	\$146,952,443	\$153,372,020
Sales Tax	\$748,955	\$771,920	\$924,885	\$1,275,776	\$1,372,650	\$1,469,524	\$1,533,720
<b>Non-Retail Taxable Sales (8)</b>	\$21,871	\$21,871	\$30,186	\$20,647	\$21,022	\$21,022	\$13,174
<b>TOTAL SALES TAX GENERATED</b>	<b>\$3,587,208</b>	<b>\$3,789,442</b>	<b>\$4,134,937</b>	<b>\$5,270,993</b>	<b>\$5,493,235</b>	<b>\$5,715,102</b>	<b>\$5,854,280</b>

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table E-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 E-7**  
**Business Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b><u>Leased SqFt (Cumulative)</u></b>												
Retail		1,533,720	56,624	104,978	138,978	170,837	332,697	354,610	376,523	397,559	406,214	414,015
Workplace		14,949,551	353,400	706,800	915,800	1,124,800	1,333,800	1,595,050	1,856,300	2,117,550	2,378,800	2,640,050
<b><u>Number of Businesses</u></b>												
Retail	3,500 SqFt /Tenant	438	16	30	40	49	95	101	108	114	116	118
Workplace	10,000 SqFt /Tenant	1,495	35	71	92	112	133	160	186	212	238	264
Total		1,933	52	101	131	161	228	261	293	325	354	382
<b><u>Annual Business Tax Revenue (1), (2)</u></b>												
Retail	\$150 / Business \$18 /Employee	\$144,608	\$5,339	\$9,898	\$13,104	\$16,108	\$31,369	\$33,435	\$35,501	\$37,484	\$38,300	\$39,036
Workplace	\$150 / Business- \$18 /Employee	\$1,121,216	\$26,505	\$53,010	\$68,685	\$84,360	\$100,035	\$119,629	\$139,223	\$158,816	\$178,410	\$198,004
Total		\$1,265,824	\$31,844	\$62,908	\$81,789	\$100,468	\$131,404	\$153,063	\$174,723	\$196,300	\$216,710	\$237,039

(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 E-7**  
**Business Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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
<b><u>Leased SqFt (Cumulative)</u></b>										
Retail	425,149	436,118	443,919	451,721	459,522	467,323	486,830	506,252	656,439	680,060
Workplace	2,901,300	3,162,550	3,423,800	3,685,050	3,946,300	4,207,550	4,468,800	4,730,050	4,991,300	5,278,204
<b><u>Number of Businesses</u></b>										
Retail	121	125	127	129	131	134	139	145	188	194
Workplace	<u>290</u>	<u>316</u>	<u>342</u>	<u>369</u>	<u>395</u>	<u>421</u>	<u>447</u>	<u>473</u>	<u>499</u>	<u>528</u>
Total	412	441	469	498	526	554	586	618	687	722
<b><u>Annual Business Tax Revenue (1), (2)</u></b>										
Retail	\$40,086	\$41,120	\$41,855	\$42,591	\$43,326	\$44,062	\$45,901	\$47,732	\$61,893	\$64,120
Workplace	<u>\$217,598</u>	<u>\$237,191</u>	<u>\$256,785</u>	<u>\$276,379</u>	<u>\$295,973</u>	<u>\$315,566</u>	<u>\$335,160</u>	<u>\$354,754</u>	<u>\$374,348</u>	<u>\$395,865</u>
Total	\$257,683	\$278,311	\$298,640	\$318,970	\$339,299	\$359,628	\$381,061	\$402,486	\$436,240	\$459,985

(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 E-7**  
**Business Tax Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57 (Buildout)
<b><u>Leased SqFt (Cumulative)</u></b>									
Retail	703,025	725,990	748,955	771,920	924,885	1,275,776	1,372,650	1,469,524	1,533,720
Workplace	5,624,954	5,903,322	6,164,572	6,425,822	6,687,072	7,993,322	10,605,822	13,218,322	14,949,551
<b><u>Number of Businesses</u></b>									
Retail	201	207	214	221	264	365	392	420	438
Workplace	<u>562</u>	<u>590</u>	<u>616</u>	<u>643</u>	<u>669</u>	<u>799</u>	<u>1,061</u>	<u>1,322</u>	<u>1,495</u>
Total	763	798	830	863	933	1,164	1,453	1,742	1,933
<b><u>Annual Business Tax Revenue (1), (2)</u></b>									
Retail	\$66,285	\$68,450	\$70,616	\$72,781	\$87,203	\$120,287	\$129,421	\$138,555	\$144,608
Workplace	<u>\$421,872</u>	<u>\$442,749</u>	<u>\$462,343</u>	<u>\$481,937</u>	<u>\$501,530</u>	<u>\$599,499</u>	<u>\$795,437</u>	<u>\$991,374</u>	<u>\$1,121,216</u>
Total	\$488,157	\$511,200	\$532,959	\$554,718	\$588,734	\$719,787	\$924,858	\$1,129,929	\$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 E-8**  
**Construction and Conveyance Tax Estimate for Parks O&M**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 E-4)	\$6,406,917,014	\$862,595,979	\$1,037,566,555	\$1,107,177,977	\$1,212,681,190	\$1,370,979,935	\$1,445,557,175	\$1,577,127,047	\$1,795,618,042
Conveyance Tax (\$3.30/\$1,000 value)	\$21,142,826	\$2,846,567	\$3,423,970	\$3,653,687	\$4,001,848	\$4,524,234	\$4,770,339	\$5,204,519	\$5,925,540
Construction Tax (See Table E-9)	\$14,327	\$189,618	\$188,882	\$175,447	\$175,256	\$185,656	\$178,772	\$178,772	\$178,693
Total C&C Tax	\$21,157,153	\$3,036,184	\$3,612,852	\$3,829,134	\$4,177,104	\$4,709,890	\$4,949,111	\$5,383,291	\$6,104,233
Allocation to Parks O&M Use (1)	\$2,031,087	\$291,474	\$346,834	\$367,597	\$401,002	\$452,149	\$475,115	\$516,796	\$586,006
Allocation to Capital Programs									
Parks Capital Program (64%)	\$11,509,491	\$1,651,684	\$1,965,391	\$2,083,049	\$2,272,345	\$2,562,180	\$2,692,316	\$2,928,511	\$3,320,703
Communications (3.4%)	\$719,343	\$103,230	\$122,837	\$130,191	\$142,022	\$160,136	\$168,270	\$183,032	\$207,544
Service Yard (8.78%)	\$1,857,598	\$266,577	\$317,208	\$336,198	\$366,750	\$413,528	\$434,532	\$472,653	\$535,952
Library (14.22%)	\$3,008,547	\$431,745	\$513,748	\$544,503	\$593,984	\$669,746	\$703,764	\$765,504	\$868,022
Fire (8.4%)	\$1,777,201	\$255,039	\$303,480	\$321,647	\$350,877	\$395,631	\$415,725	\$452,196	\$512,756
Park Yards (1.2%)	\$253,886	\$36,434	\$43,354	\$45,950	\$50,125	\$56,519	\$59,389	\$64,599	\$73,251
<b>Total</b>	<b>\$19,126,067</b>	<b>\$2,744,711</b>	<b>\$3,266,018</b>	<b>\$3,461,537</b>	<b>\$3,776,102</b>	<b>\$4,257,741</b>	<b>\$4,473,996</b>	<b>\$4,866,495</b>	<b>\$5,518,227</b>

(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 E-8**  
**Construction and Conveyance Tax Estimate for Parks O&M**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 E-4)	\$966,654,899	\$928,255,523	\$950,839,254	\$975,871,203	\$1,001,768,569	\$1,026,281,639	\$1,051,251,021	\$1,076,688,988
Conveyance Tax (\$3.30/\$1,000 value)	\$3,189,961	\$3,063,243	\$3,137,770	\$3,220,375	\$3,305,836	\$3,386,729	\$3,469,128	\$3,553,074
Construction Tax (See )	<u>\$32,758</u>	<u>\$22,693</u>	<u>\$22,990</u>	<u>\$22,975</u>	<u>\$22,693</u>	<u>\$22,693</u>	<u>\$22,693</u>	<u>\$22,693</u>
Total C&C Tax	\$3,222,719	\$3,085,937	\$3,160,759	\$3,243,350	\$3,328,530	\$3,409,423	\$3,491,822	\$3,575,767
Allocation to Parks O&M Use (1)	\$309,381	\$296,250	\$303,433	\$311,362	\$319,539	\$327,305	\$335,215	\$343,274
Allocation to Capital Programs								
Parks Capital Program (64%)	\$1,753,159	\$1,678,750	\$1,719,453	\$1,764,382	\$1,810,720	\$1,854,726	\$1,899,551	\$1,945,217
Communications (3.4%)	\$109,572	\$104,922	\$107,466	\$110,274	\$113,170	\$115,920	\$118,722	\$121,576
Service Yard (8.78%)	\$282,955	\$270,945	\$277,515	\$284,766	\$292,245	\$299,347	\$306,582	\$313,952
Library (14.22%)	\$458,271	\$438,820	\$449,460	\$461,204	\$473,317	\$484,820	\$496,537	\$508,474
Fire (8.4%)	\$270,708	\$259,219	\$265,504	\$272,441	\$279,596	\$286,392	\$293,313	\$300,364
Park Yards (1.2%)	<u>\$38,673</u>	<u>\$37,031</u>	<u>\$37,929</u>	<u>\$38,920</u>	<u>\$39,942</u>	<u>\$40,913</u>	<u>\$41,902</u>	<u>\$42,909</u>
<b>Total</b>	<b>\$2,913,338</b>	<b>\$2,789,687</b>	<b>\$2,857,326</b>	<b>\$2,931,988</b>	<b>\$3,008,991</b>	<b>\$3,082,118</b>	<b>\$3,156,607</b>	<b>\$3,232,493</b>

(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 E-8**  
**Construction and Conveyance Tax Estimate for Parks O&M**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 E-4)	\$2,438,780,465	\$2,632,280,198	\$2,862,402,347	\$2,970,879,052	\$3,070,225,441	\$3,141,867,905	\$3,366,192,915
Conveyance Tax (\$3.30/\$1,000 value)	\$8,047,976	\$8,686,525	\$9,445,928	\$9,803,901	\$10,131,744	\$10,368,164	\$11,108,437
Construction Tax (See )	<u>\$178,619</u>	<u>\$178,548</u>	<u>\$189,016</u>	<u>\$181,037</u>	<u>\$186,031</u>	<u>\$177,303</u>	<u>\$175,849</u>
Total C&C Tax	\$8,226,595	\$8,865,073	\$9,634,944	\$9,984,938	\$10,317,775	\$10,545,467	\$11,284,286
Allocation to Parks O&M Use (1)	\$789,753	\$851,047	\$924,955	\$958,554	\$990,506	\$1,012,365	\$1,083,291
Allocation to Capital Programs							
Parks Capital Program (64%)	\$4,475,268	\$4,822,600	\$5,241,409	\$5,431,806	\$5,612,870	\$5,736,734	\$6,138,651
Communications (3.4%)	\$279,704	\$301,412	\$327,588	\$339,488	\$350,804	\$358,546	\$383,666
Service Yard (8.78%)	\$722,295	\$778,353	\$845,948	\$876,678	\$905,901	\$925,892	\$990,760
Library (14.22%)	\$1,169,822	\$1,260,613	\$1,370,089	\$1,419,858	\$1,467,188	\$1,499,565	\$1,604,625
Fire (8.4%)	\$691,034	\$744,666	\$809,335	\$838,735	\$866,693	\$885,819	\$947,880
Park Yards (1.2%)	<u>\$98,719</u>	<u>\$106,381</u>	<u>\$115,619</u>	<u>\$119,819</u>	<u>\$123,813</u>	<u>\$126,546</u>	<u>\$135,411</u>
<b>Total</b>	<b>\$7,436,842</b>	<b>\$8,014,026</b>	<b>\$8,709,989</b>	<b>\$9,026,384</b>	<b>\$9,327,269</b>	<b>\$9,533,102</b>	<b>\$10,200,994</b>

(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 E-8**  
**Construction and Conveyance Tax Estimate for Parks O&M**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 57 (Buildout)
Total Resale/New Sale Value (See Table E-4)	\$3,592,381,719	\$3,850,781,685	\$3,852,641,181	\$4,352,173,938	\$5,479,399,537	\$6,406,917,014
Conveyance Tax (\$3.30/\$1,000 value)	\$11,854,860	\$12,707,580	\$12,713,716	\$14,362,174	\$18,082,018	\$21,142,826
Construction Tax (See )	<u>\$175,861</u>	<u>\$186,261</u>	<u>\$48,677</u>	<u>\$22,861</u>	<u>\$22,861</u>	<u>\$14,327</u>
Total C&C Tax	\$12,030,721	\$12,893,841	\$12,762,393	\$14,385,035	\$18,104,880	\$21,157,153
Allocation to Parks O&M Use (1)	\$1,154,949	\$1,237,809	\$1,225,190	\$1,380,963	\$1,738,068	\$2,031,087
Allocation to Capital Programs						
Parks Capital Program (64%)	\$6,544,712	\$7,014,249	\$6,942,742	\$7,825,459	\$9,849,054	\$11,509,491
Communications (3.4%)	\$409,045	\$438,391	\$433,921	\$489,091	\$615,566	\$719,343
Service Yard (8.78%)	\$1,056,297	\$1,132,079	\$1,120,538	\$1,263,006	\$1,589,608	\$1,857,598
Library (14.22%)	\$1,710,768	\$1,833,504	\$1,814,812	\$2,045,552	\$2,574,514	\$3,008,547
Fire (8.4%)	\$1,010,581	\$1,083,083	\$1,072,041	\$1,208,343	\$1,520,810	\$1,777,201
Park Yards (1.2%)	<u>\$144,369</u>	<u>\$154,726</u>	<u>\$153,149</u>	<u>\$172,620</u>	<u>\$217,259</u>	<u>\$253,886</u>
<b>Total</b>	<b>\$10,875,772</b>	<b>\$11,656,032</b>	<b>\$11,537,203</b>	<b>\$13,004,072</b>	<b>\$16,366,811</b>	<b>\$19,126,067</b>

(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 E-9**  
**Construction Tax Estimate, (1)**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	\$6,000	\$6,000
R3 4 story frame o/podium:	\$0	\$11,764	\$11,426	\$11,426	\$14,096	\$14,096	\$14,411	\$14,411	\$10,904
R4 3 story frame w/surface pkg:	\$0	\$6,236	\$6,574	\$6,574	\$3,904	\$3,904	\$3,589	\$3,589	\$7,096
R5 3 story Townhomes	\$0	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
R6 SF detached edge estate	\$0	\$0	\$7,249	\$7,249	\$3,342	\$3,342	\$614	\$614	\$3,997
R7 SF detached (14/acre)	\$0	\$73,871	\$47,781	\$47,781	\$42,562	\$42,562	\$55,555	\$55,555	\$17,516
R8 SF detached (12/acre)	\$0	\$7,366	\$16,908	\$16,908	\$17,004	\$17,004	\$17,291	\$17,291	\$24,241
R9 SF detached (10/acre)	\$0	\$1,263	\$10,562	\$10,562	\$19,592	\$19,592	\$9,041	\$9,041	\$36,746
W1 Corporate/Tech Office (4 story with 1 story parking)	\$4,306	\$4,866	\$4,772	\$2,822	\$2,597	\$2,597	\$2,731	\$2,731	\$3,026
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)	\$144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4 R&D/Lab (1 story with 1 story parking)	\$132	\$0	\$0	\$0	\$0	\$0	\$59	\$59	\$71
W5 Corporate/Tech (4 story with 4 story parking)	\$7,306	\$13,321	\$13,882	\$8,210	\$9,112	\$9,112	\$6,482	\$6,482	\$6,453
W6 Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7 Downtown Professional Service Office (4 story)	\$280	\$0	\$1,738	\$1,028	\$922	\$922	\$412	\$412	\$370
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	\$5,056	\$5,056
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	\$944	\$944
M4 3 floors Office over regional/district parked retail	\$1,896	\$14,965	\$11,782	\$6,968	\$6,250	\$6,250	\$2,791	\$2,791	\$2,506
M5 3 floors Office over local retail w/ no district parking	\$262	\$466	\$707	\$418	\$375	\$375	\$298	\$298	\$267
M6 3 fl. Res. over reg./district parked retail	\$0	\$5,496	\$5,496	\$5,496	\$5,511	\$5,511	\$5,511	\$5,511	\$5,254
M7 3 fl. Res. over local comm. w/ no district parking	\$0	\$504	\$504	\$504	\$489	\$489	\$489	\$489	\$746
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
<b>Total</b>	<b>\$14,327</b>	<b>\$189,618</b>	<b>\$188,882</b>	<b>\$175,447</b>	<b>\$175,256</b>	<b>\$185,656</b>	<b>\$178,772</b>	<b>\$178,772</b>	<b>\$178,693</b>

(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 E-9**  
**Construction Tax Estimate, (1)**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	\$387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$6,000	\$6,000
R3	\$703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,757	\$8,600	\$9,366
R4	\$458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,243	\$9,400	\$8,634
R5	\$2,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,550	\$43,500	\$43,500
R6	\$258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,335	\$4,033	\$3,566
R7	\$1,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,716	\$15,926	\$19,348
R8	\$1,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,936	\$25,005	\$25,112
R9	\$2,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,514	\$37,537	\$34,475
W1	\$3,026	\$3,026	\$4,318	\$4,254	\$3,026	\$3,026	\$3,026	\$3,026	\$3,539	\$3,552	\$4,064
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	\$71	\$71	\$101	\$100	\$71	\$71	\$71	\$71	\$92	\$91	\$102
W5	\$6,453	\$6,453	\$9,211	\$9,074	\$6,453	\$6,453	\$6,453	\$6,453	\$6,403	\$6,420	\$7,335
W6	\$0	\$0	\$0	\$5,127	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$8,324
W7	\$370	\$370	\$528	\$520	\$370	\$370	\$370	\$370	\$297	\$292	\$328
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	\$326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,696	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317	\$0	\$0
M4	\$2,506	\$2,506	\$3,577	\$3,524	\$2,506	\$2,506	\$2,506	\$2,506	\$2,011	\$1,982	\$2,226
M5	\$267	\$267	\$382	\$376	\$267	\$267	\$267	\$267	\$215	\$211	\$237
M6	\$339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,779	\$4,602	\$4,428
M7	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,221	\$1,398	\$1,572
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	\$0	\$3,890
RR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,510
<b>Total</b>	<b>\$32,758</b>	<b>\$22,693</b>	<b>\$22,990</b>	<b>\$22,975</b>	<b>\$22,693</b>	<b>\$22,693</b>	<b>\$22,693</b>	<b>\$22,693</b>	<b>\$178,619</b>	<b>\$178,548</b>	<b>\$189,016</b>

(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 E-9**  
**Construction Tax Estimate, (1)**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57 (Buildout)
R1	\$0	\$0	\$0	\$4,125	\$6,000	\$6,000	\$0	\$0	\$0	\$0
R2	\$6,000	\$6,000	\$6,000	\$1,863	\$0	\$0	\$0	\$0	\$0	\$0
R3	\$11,538	\$11,538	\$13,461	\$13,461	\$13,461	\$13,461	\$0	\$0	\$0	\$0
R4	\$6,462	\$6,462	\$7,539	\$7,539	\$7,539	\$7,539	\$0	\$0	\$0	\$0
R5	\$43,650	\$85,650	\$120,000	\$120,000	\$120,000	\$120,000	\$0	\$0	\$0	\$0
R6	\$1,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R7	\$40,547	\$32,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R8	\$22,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R9	\$18,286	\$7,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W1	\$6,682	\$6,871	\$6,871	\$6,871	\$6,871	\$6,871	\$5,185	\$6,871	\$6,871	\$4,306
W2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$49	\$230	\$230	\$230	\$230	\$230	\$174	\$230	\$230	\$144
W4	\$167	\$211	\$211	\$211	\$211	\$211	\$159	\$211	\$211	\$132
W5	\$11,856	\$11,658	\$11,658	\$11,658	\$11,658	\$11,658	\$8,798	\$11,658	\$11,658	\$7,306
W6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	\$488	\$446	\$446	\$446	\$446	\$446	\$337	\$446	\$446	\$280
W8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$518	\$1,728	\$346	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	\$1,642	\$5,472	\$1,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$7,650	\$0	\$0	\$0
M3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M4	\$3,305	\$3,026	\$3,026	\$3,026	\$3,026	\$3,026	\$2,283	\$3,026	\$3,026	\$1,896
M5	\$373	\$419	\$419	\$419	\$419	\$419	\$316	\$419	\$419	\$262
M6	\$3,816	\$3,816	\$3,816	\$3,816	\$3,816	\$3,816	\$0	\$0	\$0	\$0
M7	\$2,184	\$2,184	\$2,184	\$2,184	\$2,184	\$2,184	\$0	\$0	\$0	\$0
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$20,630	\$0	\$0	\$0
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$3,145	\$0	\$0	\$0
LR	\$0	\$0	\$0	\$0	\$0	\$5,186	\$0	\$0	\$0	\$0
RR	\$0	\$0	\$0	\$0	\$0	\$5,214	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$181,037</b>	<b>\$186,031</b>	<b>\$177,303</b>	<b>\$175,849</b>	<b>\$175,861</b>	<b>\$186,261</b>	<b>\$48,677</b>	<b>\$22,861</b>	<b>\$22,861</b>	<b>\$14,327</b>

(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 E-10**  
**Library Parcel Tax Estimate, (1)**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	\$2,000
R3	4 story frame o/podium:	\$894	\$869	\$869	\$1,072	\$1,072	\$1,096	\$1,096
R4	3 story frame w/surface pkg:	\$642	\$677	\$677	\$402	\$402	\$369	\$369
R5	3 story Townhomes	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250
R6	SF detached edge estate	\$0	\$1,208	\$1,208	\$557	\$557	\$102	\$102
R7	SF detached (14/acre)	\$12,312	\$7,964	\$7,964	\$7,094	\$7,094	\$9,259	\$9,259
R8	SF detached (12/acre)	\$1,228	\$2,818	\$2,818	\$2,834	\$2,834	\$2,882	\$2,882
R9	SF detached (10/acre)	\$210	\$1,760	\$1,760	\$3,265	\$3,265	\$1,507	\$1,507
W1	Corporate/Tech Office (4 story with 1 story parking)	\$277	\$272	\$161	\$148	\$148	\$156	\$156
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)	\$285	\$297	\$176	\$195	\$195	\$139	\$139
W6	Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	Downtown Professional Service Office (4 story)	\$0	\$22	\$13	\$12	\$12	\$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	\$843
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	\$157
M4	3 floors Office over regional/district parked retail	\$176	\$139	\$82	\$74	\$74	\$33	\$33
M5	3 floors Office over local retail w/ no district parking	\$24	\$36	\$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	\$1,847
M7	3 fl. Res. over local comm. w/ no district parking	\$46	\$46	\$46	\$44	\$44	\$44	\$44
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		\$27,186	\$27,199	\$26,886	\$26,812	\$27,244	\$26,854	\$26,854
<b>Available for Library O&amp;M Use</b>		<b>\$13,593</b>	<b>\$13,599</b>	<b>\$13,443</b>	<b>\$13,406</b>	<b>\$13,622</b>	<b>\$13,427</b>	<b>\$13,427</b>

(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 E-11**  
**Fire Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	8,680	9,920	10,000	10,000
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	24,712	28,243	28,470	28,470
Project Non-Retail Jobs (Cumulative)	51,887	1,216	2,436	3,158	3,881	4,604	5,516	6,428	7,340	8,252	9,165
Project Retail Jobs (Cumulative)	4,382	162	300	397	488	951	1,013	1,076	1,136	1,161	1,183
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
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$14,518,154</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,241,576</b>	<b>\$4,283,992</b>	<b>\$4,326,831</b>	<b>\$4,370,100</b>	<b>\$4,413,801</b>	<b>\$4,457,939</b>	<b>\$4,502,518</b>	<b>\$4,547,543</b>

- (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 E-11**  
**Fire Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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)	10,000	10,000	10,000	10,000	10,000	10,000	11,240	12,480	13,720	14,960
Project Population (Cumulative)	28,470	28,470	28,470	28,470	28,470	28,470	32,015	35,564	39,114	42,662
Project Non-Retail Jobs (Cumulative)	10,075	10,986	11,898	12,811	13,723	14,635	15,548	16,462	17,374	18,337
Project Retail Jobs (Cumulative)	1,215	1,246	1,268	1,291	1,313	1,335	1,391	1,446	1,876	1,943
Fire Station (1)	1	1	1	1	1	1	1	1	2	2
Engine	1	1	1	1	1	1	1	1	2	2
Truck	1	1	1	1	1	1	1	1	2	2
Fire Fighters (2)	31.5	31.5	31.5	31.5	31.5	31.5	31.5	31.5	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	\$3,780,000	\$7,560,000	\$7,560,000
Overhead Cost (4)	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$756,000	\$756,000
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$4,593,019</b>	<b>\$4,638,949</b>	<b>\$4,685,338</b>	<b>\$4,732,192</b>	<b>\$4,779,514</b>	<b>\$4,827,309</b>	<b>\$4,875,582</b>	<b>\$4,924,338</b>	<b>\$9,947,162</b>	<b>\$10,046,634</b>

(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 E-11**  
**Fire Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57 (Buildout)
Project Housing Units (Cumulative)	16,200	17,440	18,680	19,920	21,160	26,538	26,538	26,538	26,538
Project Population (Cumulative)	46,023	49,207	52,390	55,573	58,757	71,623	71,623	71,623	71,623
Project Non-Retail Jobs (Cumulative)	19,419	20,364	21,276	22,187	23,098	27,622	36,735	45,848	51,887
Project Retail Jobs (Cumulative)	2,009	2,074	2,140	2,205	2,643	3,645	3,922	4,199	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
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$10,147,100</b>	<b>\$10,248,571</b>	<b>\$10,351,057</b>	<b>\$10,454,568</b>	<b>\$10,559,113</b>	<b>\$11,097,734</b>	<b>\$12,258,803</b>	<b>\$13,541,345</b>	<b>\$14,518,154</b>

(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 E-12**  
**Police Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	8,680	9,920	10,000	10,000
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	24,712	28,243	28,470	28,470
Jobs											
Project Non-Retail Jobs (Cumulative)	51,887	1,216	2,436	3,158	3,881	4,604	5,516	6,428	7,340	8,252	9,165
Project Retail Jobs (Cumulative)	4,382	162	300	397	488	951	1,013	1,076	1,136	1,161	1,183
Officer Cost											
New Officers Required (Cumulative) (1)	60	9	9	9	12	15	18	21	24	24	24
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	\$2,587,754	\$2,957,434	\$2,981,284	\$2,981,284
Associated Overhead Cost (3)	\$750,000	\$112,500	\$112,500	\$112,500	\$147,872	\$184,840	\$221,808	\$258,775	\$295,743	\$298,128	\$298,128
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	14	15	15	15
Supervisor Needed	0.49	0.07	0.10	0.11	0.15	0.16	0.20	0.22	0.24	0.24	0.24
Supervisor Cost	\$34,462	\$5,230	\$6,861	\$7,855	\$10,260	\$11,254	\$13,969	\$15,110	\$16,577	\$16,641	\$16,641
<b>Annual General Fund O&amp;M Cost (6)</b>	<b>\$14,681,321</b>	<b>\$1,242,730</b>	<b>\$1,256,805</b>	<b>\$1,270,386</b>	<b>\$1,686,447</b>	<b>\$2,127,504</b>	<b>\$2,710,399</b>	<b>\$3,170,378</b>	<b>\$3,639,636</b>	<b>\$3,704,511</b>	<b>\$3,741,556</b>

(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 E-12**  
**Police Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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)	10,000	10,000	10,000	10,000	10,000	10,000	11,240	12,480	13,720	14,960
Project Population (Cumulative)	28,470	28,470	28,470	28,470	28,470	28,470	32,015	35,564	39,114	42,662
Jobs										
Project Non-Retail Jobs (Cumulative)	10,075	10,986	11,898	12,811	13,723	14,635	15,548	16,462	17,374	18,337
Project Retail Jobs (Cumulative)	1,215	1,246	1,268	1,291	1,313	1,335	1,391	1,446	1,876	1,943
New Officers Required (Cumulative) [1]	24	24	24	24	24	24	27	30	33	36
Annual Officer Cost (2)	\$2,981,284	\$2,981,284	\$2,981,284	\$2,981,284	\$2,981,284	\$2,981,284	\$3,352,428	\$3,724,139	\$4,095,849	\$4,467,392
Associated Overhead Cost (3)	\$298,128	\$298,128	\$298,128	\$298,128	\$298,128	\$298,128	\$335,243	\$372,414	\$409,585	\$446,739
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	15	15	15	15	15	17	19	20	23
Supervisor Needed	0.24	0.24	0.24	0.24	0.24	0.24	0.27	0.29	0.31	0.35
Supervisor Cost	\$16,641	\$16,641	\$16,641	\$16,641	\$16,641	\$16,641	\$18,583	\$20,059	\$21,535	\$24,602
<b>Annual General Fund O&amp;M Cost (6)</b>	<b>\$3,778,972</b>	<b>\$3,816,761</b>	<b>\$3,854,929</b>	<b>\$3,893,478</b>	<b>\$3,932,413</b>	<b>\$3,971,737</b>	<b>\$4,492,447</b>	<b>\$5,023,360</b>	<b>\$5,564,441</b>	<b>\$6,117,542</b>

(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 E-12**  
**Police Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57 (Buildout)
Project Housing Units (Cumulative)	16,200	17,440	18,680	19,920	21,160	26,538	26,538	26,538	26,538
Project Population (Cumulative)	46,023	49,207	52,390	55,573	58,757	71,623	71,623	71,623	71,623
Jobs									
Project Non-Retail Jobs (Cumulative)	19,419	20,364	21,276	22,187	23,098	27,622	36,735	45,848	51,887
Project Retail Jobs (Cumulative)	2,009	2,074	2,140	2,205	2,643	3,645	3,922	4,199	4,382
New Officers Required (Cumulative) [1]	39	41	44	47	49	60	60	60	60
Annual Officer Cost [2]	\$4,819,340	\$5,152,706	\$5,486,037	\$5,819,403	\$6,152,769	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Associated Overhead Cost [3]	\$481,934	\$515,271	\$548,604	\$581,940	\$615,277	\$750,000	\$750,000	\$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	24	25	26	27	28	32	32	32	32
Supervisor Needed	0.37	0.39	0.40	0.42	0.43	0.49	0.49	0.49	0.49
Supervisor Cost	\$26,176	\$27,170	\$28,164	\$29,158	\$30,151	\$34,462	\$34,462	\$34,462	\$34,462
<b>Annual General Fund O&amp;M Cost (6)</b>	<b>\$6,653,025</b>	<b>\$7,172,702</b>	<b>\$7,702,058</b>	<b>\$8,241,333</b>	<b>\$8,790,624</b>	<b>\$11,222,459</b>	<b>\$12,396,577</b>	<b>\$13,693,533</b>	<b>\$14,681,321</b>

(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 E-13**  
**Transportation Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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%	8,680 33%	9,920 37%	10,000 38%	10,000 38%
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	24,712	28,243	28,470	28,470
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	17	20	20	20
Total Road Miles	86	13	17	19	25	28	35	38	41	41	41
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	\$3,141,218	\$3,446,345	\$3,459,674	\$3,459,674
O&M Cost for Special Features (3), (4)	\$500,000	\$75,878	\$99,544	\$113,963	\$148,868	\$163,286	\$202,673	\$219,225	\$240,520	\$241,450	\$241,450
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$13,380,515</b>	<b>\$1,163,120</b>	<b>\$1,541,146</b>	<b>\$1,782,016</b>	<b>\$2,351,099</b>	<b>\$2,604,601</b>	<b>\$3,265,189</b>	<b>\$3,567,179</b>	<b>\$3,952,818</b>	<b>\$4,007,787</b>	<b>\$4,047,865</b>

- (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; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table E-13**  
**Transportation Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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)	10,000	10,000	10,000	10,000	10,000	10,000	11,240	12,480	13,720	14,960
<i>% of Total</i>	38%	38%	38%	38%	38%	38%	42%	47%	52%	56%
Project Population (Cumulative)	28,470	28,470	28,470	28,470	28,470	28,470	32,015	35,564	39,114	42,662
Project Road Miles (Cumulative)										
Backbone Road Miles	21	21	21	21	21	21	24	25	26	31
In-Tract Road (1)	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>22</u>	<u>25</u>	<u>27</u>	<u>30</u>
Total Road Miles	41	41	41	41	41	41	46	50	53	61
O&M Cost, basic service (2), (3)	\$3,459,674	\$3,459,674	\$3,459,674	\$3,459,674	\$3,459,674	\$3,459,674	\$3,863,399	\$4,170,224	\$4,477,049	\$5,114,680
O&M Cost, advanced services (3), (4)	\$241,450	\$241,450	\$241,450	\$241,450	\$241,450	\$241,450	\$269,626	\$291,040	\$312,453	\$356,953
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$4,088,343</b>	<b>\$4,129,227</b>	<b>\$4,170,519</b>	<b>\$4,212,224</b>	<b>\$4,254,347</b>	<b>\$4,296,890</b>	<b>\$4,846,297</b>	<b>\$5,283,494</b>	<b>\$5,728,951</b>	<b>\$6,610,329</b>

(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 E-13**  
**Transportation Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57 (Buildout)
Housing Units (Cumulative)	16,200	17,440	18,680	19,920	21,160	26,538	26,538	26,538	26,538
<i>% of Total</i>	<i>61%</i>	<i>66%</i>	<i>70%</i>	<i>75%</i>	<i>80%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>
Project Population (Cumulative)	46,023	49,207	52,390	55,573	58,757	71,623	71,623	71,623	71,623
Project Road Miles (Cumulative)									
Backbone Road Miles	33	33	33	33	33	33	33	33	33
In-Tract Road (1)	32	35	37	40	42	53	53	53	53
Total Road Miles	65	67	70	72	75	86	86	86	86
O&M Cost, basic service (2), (3)	\$5,441,925	\$5,648,523	\$5,855,093	\$6,061,691	\$6,268,289	\$7,164,360	\$7,164,360	\$7,164,360	\$7,164,360
O&M Cost, advanced services (3), (4)	\$379,791	\$394,210	\$408,626	\$423,045	\$437,463	\$500,000	\$500,000	\$500,000	\$500,000
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$7,103,600</b>	<b>\$7,447,015</b>	<b>\$7,796,551</b>	<b>\$8,152,370</b>	<b>\$8,514,526</b>	<b>\$10,228,118</b>	<b>\$11,298,206</b>	<b>\$12,480,248</b>	<b>\$13,380,515</b>

(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 E-14**  
**Library Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	24,712	28,243	28,470	28,470
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
<b>Net Annual General Fund O&amp;M Cost (8)</b>	<b>\$3,962,988</b>	<b>\$0</b>	<b>\$0</b>	<b>\$367,440</b>	<b>\$371,114</b>	<b>\$374,826</b>	<b>\$378,574</b>	<b>\$382,360</b>	<b>\$386,183</b>	<b>\$390,045</b>	<b>\$547,061</b>

- (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 E-14**  
**Library Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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)	28,470	28,470	28,470	28,470	28,470	28,470	32,015	35,564	39,114	42,662
Library SqFt (cumulative) [1]	10,000	10,000	10,000	10,000	10,000	10,000	20,000	20,000	20,000	20,000
FTE Required (2)	10	10	10	10	10	10	15	15	15	15
O&M Cost										
Staff Cost (3)	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000
Other O&M Costs (4)	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$112,000	\$112,000	\$112,000	\$112,000
Subtotal	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000
On-going supplies										
FF&E/Computer Technology (5)	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$80,000	\$80,000	\$80,000	\$80,000
New Materials (6)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$200,000	\$200,000	\$200,000	\$200,000
Subtotal	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$280,000	\$280,000	\$280,000	\$280,000
Offsetting Lease Revenues for O&M (7)	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$249,480	\$249,480	\$249,480	\$249,480
<b>Net Annual General Fund O&amp;M Cost (8)</b>	<b>\$552,532</b>	<b>\$558,057</b>	<b>\$563,638</b>	<b>\$569,274</b>	<b>\$574,967</b>	<b>\$580,717</b>	<b>\$1,433,501</b>	<b>\$1,447,836</b>	<b>\$1,462,314</b>	<b>\$1,476,937</b>

(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 E-14**  
**Library Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57
Project Population (cumulative)	46,023	49,207	52,390	55,573	58,757	71,623	71,623	71,623	71,623
Library SqFt (cumulative) [1]	20,000	20,000	20,000	35,000	35,000	35,000	35,000	35,000	35,000
FTE Required (2)	15	15	15	22	22	22	22	22	22
O&M Cost									
Staff Cost (3)	\$1,080,000	\$1,080,000	\$1,080,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000
Other O&M Costs (4)	\$112,000	\$112,000	\$112,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000
Subtotal	\$1,192,000	\$1,192,000	\$1,192,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000
On-going supplies									
FF&E/Computer Technology (5)	\$80,000	\$80,000	\$80,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
New Materials (6)	\$200,000	\$200,000	\$200,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Subtotal	\$280,000	\$280,000	\$280,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
Offsetting Lease Revenues for O&M (7)	\$249,480	\$249,480	\$249,480	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Annual General Fund O&amp;M Cost (8)</b>	<b>\$1,491,707</b>	<b>\$1,506,624</b>	<b>\$1,521,690</b>	<b>\$2,853,760</b>	<b>\$2,882,298</b>	<b>\$3,029,324</b>	<b>\$3,346,258</b>	<b>\$3,696,351</b>	<b>\$3,962,988</b>

(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 E-15**  
**Parks, Recreation, and Neighborhood Services Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	8,680	9,920	10,000	10,000
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	24,712	28,243	28,470	28,470
% Total	100%	5%	10%	15%	20%	25%	30%	35%	39%	40%	40%
Park Acreage (Cumulative) [1]	322	29	29	29	29	29	62	74	95	95	95
Park Operation and Maintenance (2)	\$4,836,398	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$927,215	\$1,106,186	\$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
<b>Annual General Fund O&amp;M Cost (10)</b>	<b>\$15,659,289</b>	<b>\$489,586</b>	<b>\$494,482</b>	<b>\$499,427</b>	<b>\$2,076,379</b>	<b>\$2,097,143</b>	<b>\$4,751,048</b>	<b>\$4,988,540</b>	<b>\$5,580,773</b>	<b>\$5,636,581</b>	<b>\$5,692,946</b>

- (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 E-15**  
**Parks, Recreation, and Neighborhood Services Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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)	10,000	10,000	10,000	10,000	10,000	10,000	11,240	12,480	13,720	14,960
Project Population (Cumulative)	28,470	28,470	28,470	28,470	28,470	28,470	32,015	35,564	39,114	42,662
% Total	40%	40%	40%	40%	40%	40%	45%	50%	55%	60%
Park Acreage (Cumulative) [1]	95	95	95	95	95	95	117	128	139	199
Park Operation and Maintenance (2)	\$1,432,044	\$1,432,044	\$1,432,044	\$1,432,044	\$1,432,044	\$1,432,044	\$1,749,326	\$1,920,830	\$2,092,334	\$2,984,155
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)	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386
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)	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586
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	\$390,000	\$390,000	\$390,000	\$390,000	\$480,000	\$502,500	\$525,000	\$642,000
<b>Annual General Fund O&amp;M Cost (10)</b>	<b>\$5,749,876</b>	<b>\$5,807,375</b>	<b>\$5,865,448</b>	<b>\$5,924,103</b>	<b>\$5,983,344</b>	<b>\$6,043,177</b>	<b>\$6,581,180</b>	<b>\$6,876,751</b>	<b>\$7,177,576</b>	<b>\$8,468,117</b>

- (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 E-15**  
**Parks, Recreation, and Neighborhood Services Department Expenditure Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57 (Buildout)
Project Housing Units (Cumulative)	16,200	17,440	18,680	19,920	21,160	26,538	26,538	26,538	26,538
Project Population (Cumulative)	46,023	49,207	52,390	55,573	58,757	71,623	71,623	71,623	71,623
% Total	64%	69%	73%	78%	82%	100%	100%	100%	100%
Park Acreage (Cumulative) [1]	254	254	254	254	254	293	303	313	322
Park Operation and Maintenance (2)	\$3,807,374	\$3,807,374	\$3,807,374	\$3,807,374	\$3,807,374	\$4,395,388	\$4,542,391	\$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)	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386
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)	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586	\$210,586
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)	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
<b>Annual General Fund O&amp;M Cost (10)</b>	<b>\$9,689,063</b>	<b>\$9,785,954</b>	<b>\$9,883,813</b>	<b>\$9,982,651</b>	<b>\$10,082,478</b>	<b>\$11,381,492</b>	<b>\$12,788,949</b>	<b>\$14,366,329</b>	<b>\$15,659,289</b>

- (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 E-16**  
**Lake Maintenance Cost Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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	8,680	9,920	10,000	10,000
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	17,652	21,182	24,712	28,243	28,470	28,470
% Total	100%	5%	10%	15%	20%	25%	30%	35%	39%	40%	40%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53	53	53
<b>Lake Maintenance Cost</b>											
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
<b>Annual General Fund O&amp;M Cost (2)</b>	<b>\$2,130,935</b>	<b>\$1,220,600</b>	<b>\$1,232,806</b>	<b>\$1,245,134</b>	<b>\$1,257,585</b>	<b>\$1,270,161</b>	<b>\$1,282,863</b>	<b>\$1,295,691</b>	<b>\$1,308,648</b>	<b>\$1,321,735</b>	<b>\$1,334,952</b>

(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; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table E-16**  
**Lake Maintenance Cost Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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)	10,000	10,000	10,000	10,000	10,000	10,000	11,240	12,480	13,720	14,960
Project Population (Cumulative)	28,470	28,470	28,470	28,470	28,470	28,470	32,015	35,564	39,114	42,662
% Total	40%	40%	40%	40%	40%	40%	45%	50%	55%	60%
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)	\$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
<b>Annual General Fund O&amp;M Cost (2)</b>	<b>\$1,348,302</b>	<b>\$1,361,785</b>	<b>\$1,375,403</b>	<b>\$1,389,157</b>	<b>\$1,403,048</b>	<b>\$1,417,079</b>	<b>\$1,431,249</b>	<b>\$1,445,562</b>	<b>\$1,460,018</b>	<b>\$1,474,618</b>

(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; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table E-16**  
**Lake Maintenance Cost Estimate**  
**Scenario V: 3,000 jobs for 3,000 units; units cap at 10,000 until 15,000 jobs in place**  
**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 57 (Buildout)
Project Housing Units (Cumulative)	16,200	17,440	18,680	19,920	21,160	26,538	26,538	26,538	26,538
Project Population (Cumulative)	46,023	49,207	52,390	55,573	58,757	71,623	71,623	71,623	71,623
% Total	64%	69%	73%	78%	82%	100%	100%	100%	100%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53
<b>Lake Maintenance Cost</b>									
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)	\$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
<b>Annual General Fund O&amp;M Cost (2)</b>	<b>\$1,489,364</b>	<b>\$1,504,258</b>	<b>\$1,519,300</b>	<b>\$1,534,493</b>	<b>\$1,549,838</b>	<b>\$1,628,895</b>	<b>\$1,799,314</b>	<b>\$1,987,562</b>	<b>\$2,130,935</b>

(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; HMH; Dahlin Group; and Economic & Planning Systems, Inc.