

## **APPENDIX C**

### **FISCAL IMPACT ANALYSIS EXHIBITS AND TABLES**

The following pages contain a series of exhibits and tables that were referred to in Chapter Ten, Implementation, of this Specific Plan.

**APPENDIX C: FISCAL IMPACT ANALYSIS EXHIBITS AND TABLES**

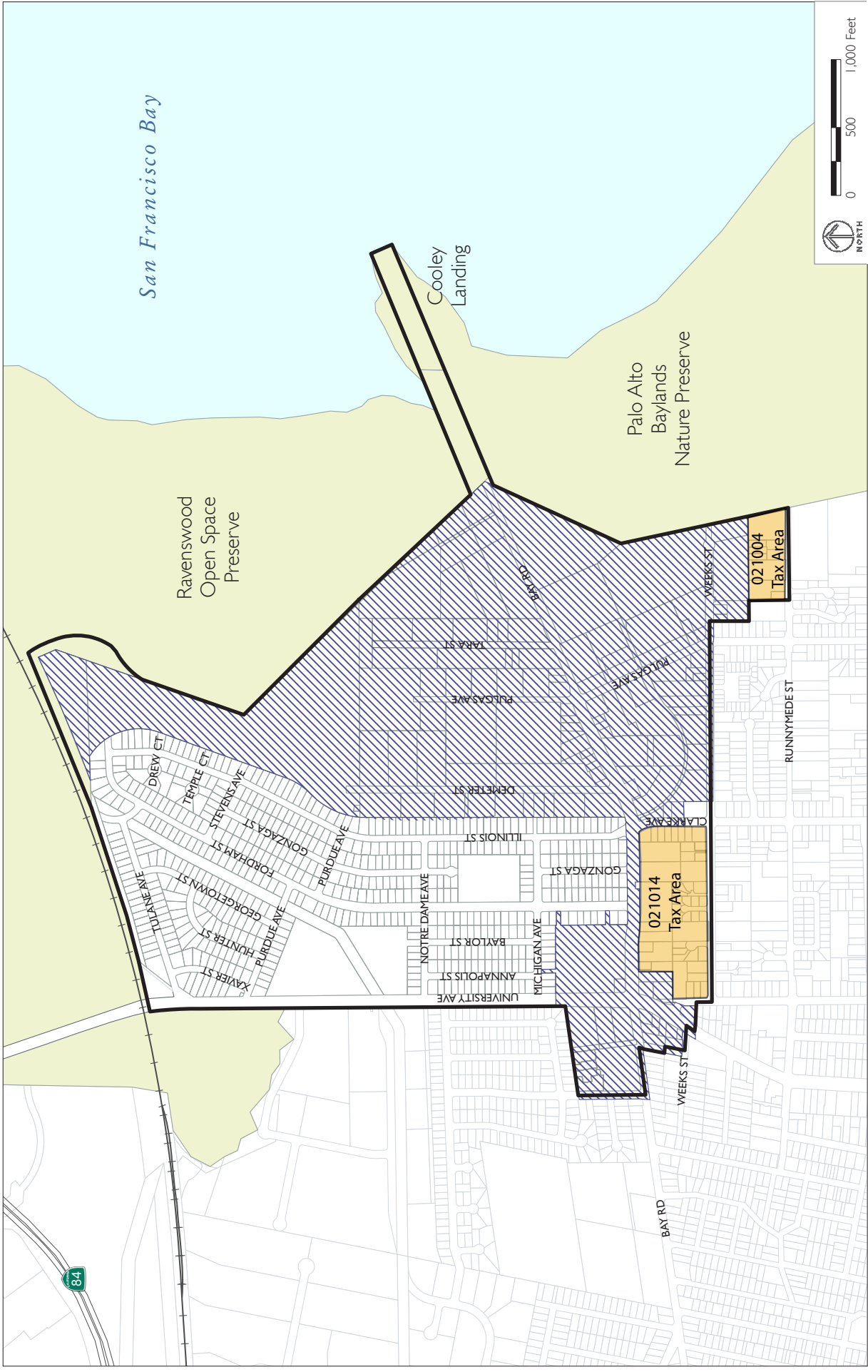
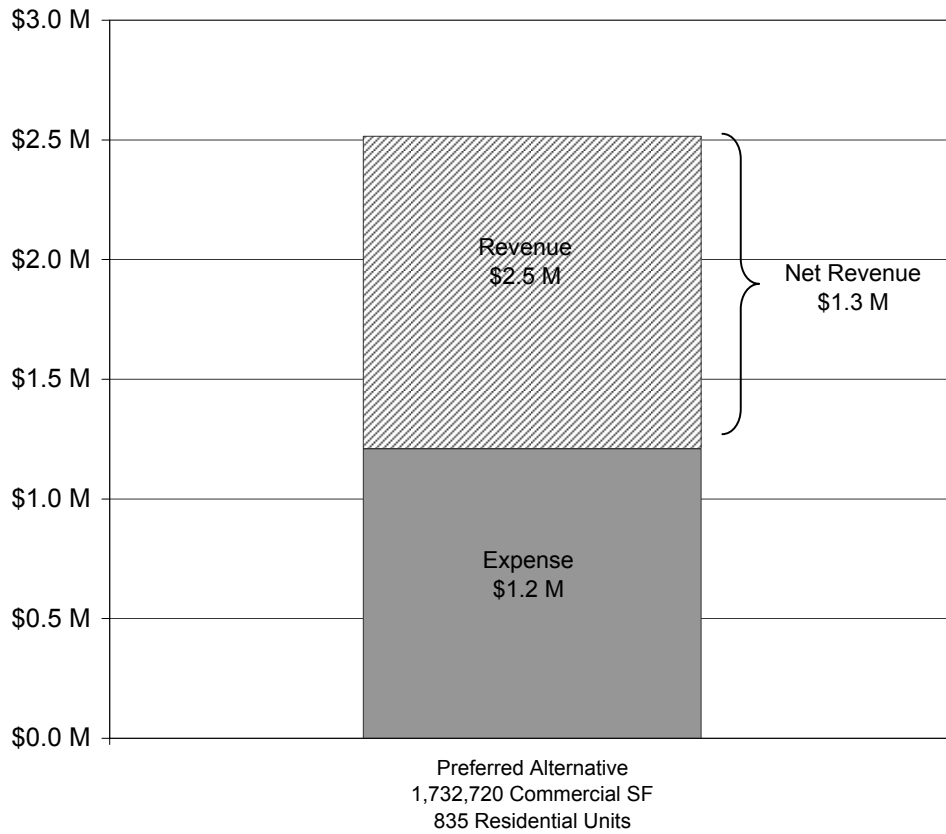


Figure 10-1 Ravenswood Industrial Project Area

**Annual Revenue, Expense, and Net Impact on the City of East Palo Alto General Fund<sup>a</sup>**



<sup>a</sup> See Table 1.

**Exhibit B**

**Estimated Redevelopment Agency Annual Revenue- Full Buildout - With AB 1X27 Payment**

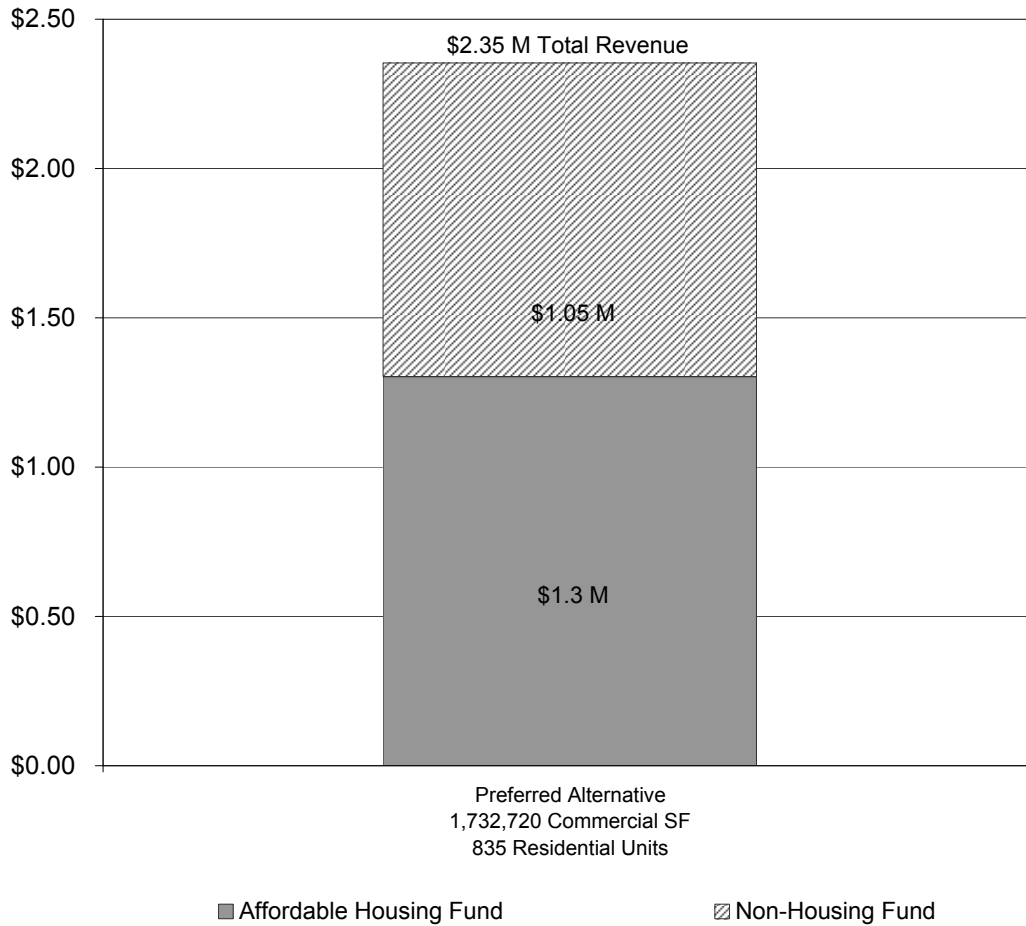
**Fiscal Impact Analysis**

**Ravenswood / 4 Corners TOD Specific Plan**

**East Palo Alto, CA**

**November 29, 2011**

**Annual Redevelopment Agency Revenue<sup>a</sup>**

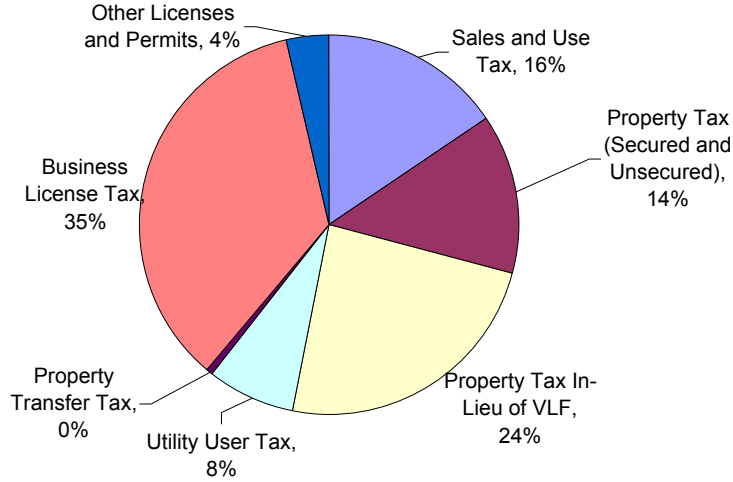


<sup>a</sup> See Table 1.

**Exhibit C**  
**Breakdown of Projected Annual General Fund Revenue Sources**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

*November 29, 2011*

**Preferred Alternative**



Industrial	351,820 SF
Office	1,268,500 SF
Retail	112,400 SF
<b>Total Commercial</b>	<b>1,732,720 SF</b>

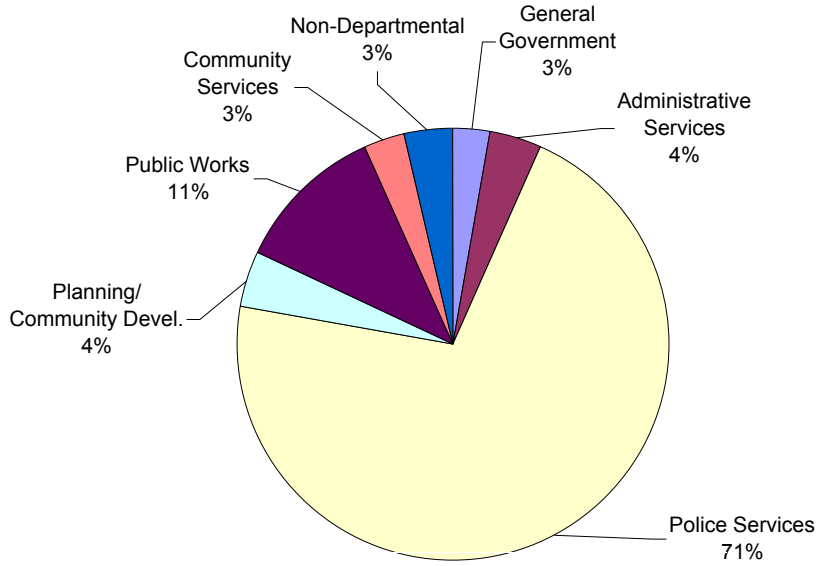
Residential Units            835 units

Estimated Annual GF Revenues  
 \$2,515,000

**Exhibit D**  
**Breakdown of Projected Annual General Fund Expenses**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

**Preferred Alternative**



Industrial	351,820 SF
Office	1,268,500 SF
Retail	112,400 SF
<b>Total Commercial</b>	<b>1,732,720 SF</b>

Residential Units            835 units

Estimated Annual  
 GF Expenses            (\$1,209,000)

**Table 1**

**Estimated Net Annual Fiscal Impacts, City General Fund and Redevelopment Agency  
Fiscal Impact Analysis  
Ravenswood / 4 Corners TOD Specific Plan  
East Palo Alto, CA**

**November 29, 2011**

	<u>Preferred Alternative</u>	
<b>City of East Palo Alto</b>		
<b>Annual General Fund Revenue <sup>1</sup></b>		
Sales and Use Tax	\$390,000	16%
Secured Property Tax	\$330,000	13%
Unsecured Property Tax	\$11,000	0%
Property Tax In-Lieu of VLF	\$605,000	24%
Utility User Tax	\$189,000	8%
Property Transfer Tax	\$12,000	0%
Business License Tax	\$889,000	35%
Franchise Fees <sup>2</sup>	Not Available	
Motor Vehicle License Fee <sup>2</sup>	Not Available	
Gas Tax Revenue <sup>3</sup>	Not Available	
Other Licenses and Permits	\$89,000	4%
<b>Total General Fund Revenue</b>	<b>\$2,515,000</b>	<b>100%</b>
<b>General Fund Expenses <sup>4</sup></b>		
General Government	(\$32,000)	3%
Administrative Services	(\$48,000)	4%
Police Services	(\$859,000)	71%
Planning/Community Devel.	(\$52,000)	4%
Public Works	(\$138,000)	11%
Community Services	(\$38,000)	3%
Non-Departmental	(\$42,000)	3%
<b>Total City GF Expenses</b>	<b>(\$1,209,000)</b>	<b>100%</b>
<b>Net Annual City GF Impact</b>	<b>\$1,306,000</b>	
<b>Annual Redevelopment Agency Revenue<sup>5</sup></b>		
Affordable Housing Fund	\$1,302,000	
Non-Housing Fund	\$1,051,000	
	<b>\$2,353,000</b>	

<sup>1</sup> For detailed calculations see Tables 6A to 6G.

<sup>2</sup> The City's budget does not itemize these revenues. It is possible that they are included under "Other Licenses and Permits", which are included below.

<sup>3</sup> The City's budget does not itemize these revenues. It is possible that they are included under "Other Revenues", which have been excluded from this analysis.

<sup>4</sup> For detailed calculations see Tables 7A and 7B.

<sup>5</sup> See Table 6C.

**Table 2**  
**Preferred Land Use Alternative Development Program**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

Land Use <sup>2</sup>	FAR / Residential Density	Preferred Alternative		
		Tax Rate Area		Total
		Ravenswd <sup>1</sup>	21-014 21-004	
<b>Residential</b>				
Affordable	20 - 25 du/ac		4	4
Market Rate	20 - 25 du/ac		15	15
Total Residential	20 - 25 du/ac		19	19
<b>Mixed Use Residential</b>				
Affordable	40 - 60 du/ac	127	36	163
Market Rate	40 - 60 du/ac	509	144	653
Total MU Residential	40 - 60 du/ac	636	180	816
<b>Total Residential</b>		<b>636</b>	<b>180</b>	<b>19</b>
<b>Commercial</b>				
Industrial	0.5	351,820		351,820
Office	1	1,046,910		1,046,910
Mixed Use Office	1	218,710	2,880	221,590
<b>Retail</b>				
Mixed Use Retail	40' deep retail	71,280	21,120	92,400
Retail	Swenson Site	20,000		20,000
Total Retail		91,280	21,120	112,400
<b>Total Commercial</b>		<b>1,708,720</b>	<b>24,000</b>	<b>1,732,720</b>

Source: DC&E, March 2, 2011.

<sup>1</sup> Refers to Ravenswood Redevelopment Area.

<sup>2</sup> Excludes Civic Uses.

**Table 3**  
**Existing City of East Palo Alto Population, Employment, and Resident Equivalents**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

*November 29, 2011*

	<u>Population <sup>1</sup></u>	<u>Employment <sup>2</sup></u>	<u>Resident Equivalents</u>
			0.33 per employee 1.00 per resident
City of East Palo Alto 2009/2010	33,524	2,300	34,291

<sup>1</sup> State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2009 and 2010. Sacramento, California, May 2010.

<sup>2</sup> 2010 East Palo Alto Jobs per ABAG Projections 2009.

**Table 4**  
**Estimated Population, Employment, and Resident Equivalents**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

		<u>Preferred Alternative</u>
<b><u>Employment</u></b>		
Net New Commercial SF		
Industrial		351,820
Office		1,046,910
Office (Mixed Use)		221,590
Retail (Mixed Use)		92,400
Retail (Swenson)		20,000
Employees	Metric Applied	
Industrial/R&D	850 SF/employee <sup>1</sup>	414
Office	300 SF/employee <sup>2</sup>	3,490
Office (Mixed Use)	350 SF/employee <sup>3</sup>	633
Retail (Mixed Use)	350 SF/employee <sup>3</sup>	264
Retail (Swenson)	400 SF/employee <sup>4</sup>	50
		<u>4,851</u>
<b><u>Population</u></b>		
Net New Residential Units		
@ 20 units/ac.		19
@ 40-60 units/ac.		816
Population		
@ 20 units/ac.	3.9 persons/HH <sup>5</sup>	75
@ 40-60 units/ac.	3.3 persons/HH <sup>6</sup>	2,718
		<u>2,793</u>
<b><u>Resident Equivalents</u></b> <sup>7</sup>		4,410

<sup>1</sup> "Ravenswood/4Corners TOD Specific Plan Market and Economic Analysis" prepared by Bay Area Economics.

<sup>2</sup> Assumes larger floor plate office buildings with higher density employment than mixed use. KMA Estimate.

<sup>3</sup> Based on Ravenswood/4Corners TOD Specific Plan Market and Economic Analysis, prepared by Bay Area Economics.

<sup>4</sup> Assumes lower employment density than mixed use because of the presence of a grocery store. KMA assumption.

<sup>5</sup> Data Set: 2006-2008 American Community Survey 3-Year Estimates. Avg. household size living in single family units (attached and detached). Includes only owner households.

<sup>6</sup> Data Set: 2006-2008 American Community Survey 3-Year Estimates. Avg. household size living in multifamily units (2+ units). Includes owners and renters.

<sup>7</sup> See Table 3.

**Table 5 - A**  
**Estimated Assessed Value (Excluding Value of Land)**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

<u><b>Secured AV</b></u> <sup>1</sup>	<u><b>Preferred Alternative</b></u>
Ravenswood RA	\$416,850,000
Tax Rate Area (TRA) 021004	\$5,190,000
Tax Rate Area (TRA) 021014	\$24,510,000
	<u>\$446,550,000</u>
<u><b>Unsecured AV</b></u> <sup>1</sup>	
Ravenswood RA	\$17,090,000
TRA 021014	\$240,000
	<u>\$17,330,000</u>
<u><b>Total Secured and Unsecured AV</b></u>	
Ravenswood RA	\$433,940,000
TRA 021004	\$5,190,000
TRA 021014	\$24,750,000
	<u>\$463,880,000</u>

<sup>1</sup> Sum of commercial and residential assessed values. See Tables 5 - B and 5 - C.

<sup>2</sup> See Table 5 - B.

**Table 5 - B**  
**Estimated Assessed Value (Excludes Land Values) - Commercial Uses**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

		<u>Preferred Alternative</u>
<b><u>Commercial Development Program by Tax Rate Area<sup>1</sup></u></b>		
<b>Commercial</b>		
<i>Net New Industrial</i>	<i>Ravenswood</i>	351,820
<i>Net New Office</i>	<i>Ravenswood</i>	1,046,910
	<i>TRA 021014</i>	0
<i>Net Mixed Use Office</i>	<i>Ravenswood</i>	218,710
	<i>TRA 021014</i>	2,880
<i>Net Mixed Use Retail</i>	<i>Ravenswood</i>	71,280
	<i>TRA 021014</i>	21,120
<i>Net New Retail (Swenson)</i>	<i>Ravenswood</i>	20,000
<b>Total Commercial</b>	<i>Ravenswood</i>	1,708,720
	<i>TRA 021014</i>	24,000
		<hr/> 1,732,720
<b><u>Secured Assessed Value<sup>2</sup></u></b>		
<b>Commercial</b>		
<b><i>Net New Industrial/R&amp;D</i></b>	<b>\$138 per SF<sup>3</sup></b>	
<i>Ravenswood</i>		\$48,570,000
<b><i>Net New Office</i></b>	<b>\$213 per SF<sup>3</sup></b>	
<i>Ravenswood</i>		\$223,440,000
<i>TRA 021014</i>		\$0
<b><i>Net Mixed Used Office</i></b>	<b>\$268 per SF<sup>3</sup></b>	
<i>Ravenswood</i>		\$58,560,000
<i>TRA 021014</i>		\$770,000
<b><i>Net Mixed Use Retail</i></b>	<b>\$183 per SF<sup>3</sup></b>	
<i>Ravenswood</i>		\$13,070,000
<i>TRA 021014</i>		\$3,870,000
<b><i>Net New Retail</i></b>	<b>\$149 per SF<sup>3</sup></b>	
<i>Ravenswood (Swenson)</i>		\$2,970,000
<b>Total Secured Assessed Value</b>		
<i>Ravenswood</i>		\$346,610,000
<i>Tax Rate Area 021014</i>		\$4,640,000
		<hr/> \$351,250,000
<b><u>Unsecured Assessed Value</u></b>		
<i>Ravenswood</i>	<b>\$10 per SF<sup>4</sup></b>	\$17,090,000
<i>Tax Rate Area 021014</i>		\$240,000
		<hr/> \$17,330,000
<b><u>Total Secured and Unsecured Assessed Value</u></b>		
<i>Ravenswood</i>		\$363,700,000
<i>Tax Rate Area 021014</i>		\$4,880,000
		<hr/> \$368,580,000

<sup>1</sup> See Table 2.

<sup>2</sup> Rounded to the nearest 10,000.

<sup>3</sup> Based on construction costs by Bay Area Economics. See Table 5 - D.

<sup>4</sup> KMA assumption.

**Table 5 - C**

**Estimated Assessed Value (Excludes Land Values) - Residential Uses  
Fiscal Impact Analysis  
Ravenswood / 4 Corners TOD Specific Plan  
East Palo Alto, CA**

**November 29, 2011**

		<u>Preferred Alternative</u>
<b><u>Development Program by Tax Rate Area<sup>1</sup></u></b>		
<b>Residential Units</b>		
<i>Net New Residential (@20-25 DU/Acre)</i>		
<i>Affordable</i>	<i>TRA 021004</i>	4
<i>Market Rate</i>	<i>TRA 021004</i>	15
<i>Net New Mixed Use Residential (@ 40 - 60 DU/Acre)</i>		
<i>Affordable</i>	<i>Ravenswood</i>	127
	<i>TRA 021014</i>	36
<i>Market Rate</i>	<i>Ravenswood</i>	509
	<i>TRA 021014</i>	144
<b>Total Residential</b>	<i>Ravenswood</i>	636
	<i>TRA 021004</i>	19
	<i>TRA 021014</i>	180
		835
<b><u>Secured Assessed Value<sup>2</sup></u></b>		
<b>Residential Units</b>		
<i>Net New Residential (@20-25 DU/Acre) - For Sale</i>		
<i>Affordable</i>	<i>\$180,000 per unit<sup>3</sup></i>	
<i>TRA 021004</i>		\$720,000
<i>Market Rate</i>	<i>\$298,000 per unit<sup>3</sup></i>	
<i>TRA 021004</i>		\$4,470,000
<i>Net New Mixed Use Residential (@ 40-60 DU/Acre) - Rental</i>		
<i>Affordable<sup>4</sup></i>		
<i>Ravenswood</i>		
<i>TRA 021014</i>		
<i>Market Rate</i>	<i>\$138,000 per unit<sup>5</sup></i>	
<i>Ravenswood</i>		\$70,240,000
<i>TRA 021014</i>		\$19,870,000
<b><u>Total Residential Secured Assessed Value</u></b>		
<i>Ravenswood</i>		\$70,240,000
<i>Tax Rate Area 021004</i>		\$5,190,000
<i>Tax Rate Area 021014</i>		\$19,870,000
		\$95,300,000

<sup>1</sup> See Table 2.

<sup>2</sup> Rounded to the nearest 10,000.

<sup>3</sup> Based on sales price minus estimated land value. Bay Area Economics and KMA. See Table 5 -E.

<sup>4</sup> Assumes that rental affordable units will be tax-exempt.

<sup>5</sup> Based on construction costs by Bay Area Economics. See Table 5 - D.

**Table 5 - D**

**Assessed Value Assumptions - Commercial Valuation (Excludes Land Values)**

**Fiscal Impact Analysis**

**Ravenswood / 4 Corners TOD Specific Plan**

**East Palo Alto, CA**

**November 29, 2011**

<b>Costs Assumptions<sup>1</sup></b>	<b>Construction Hard Costs/SF<sup>2</sup></b>	<b>Parking Costs/SF<sup>3</sup></b>	<b>Tenant Impr./SF<sup>4</sup></b>	<b>Site Imprpr./SF<sup>5</sup></b>	<b>Assessed Value/SF<sup>6</sup></b>	<b>Assessed Value/DU<sup>7</sup></b>
Industrial/R&D	\$119	\$3	\$10	\$6	\$138	
Office	\$156	\$24	\$30	\$3	\$213	
Mixed Used Office <sup>8</sup>	\$156	\$80	\$30	\$2	\$268	
Mixed Use Retail	\$118	\$38	\$25	\$2	\$183	
Retail (Swenson) <sup>9</sup>	\$118	\$4	\$25	\$2	\$149	
Residential (rental @ 40-60 DU/Ac.)	\$143	\$17	N/A	\$2	\$162	\$138,000

**Parking Assumptions<sup>10</sup>**

<b>Construction costs</b>	<b>Per parking space</b>
Podium	\$22,500
Surface	\$2,000

<b>Land Use</b>	<b>Spaces/1,000 sq. ft.<sup>11</sup></b>	<b>Type</b>
Industrial/R&D	2	Surface
Office	4	Surface/Podiu (3 to 1 surface to podium ratio)
Mixed Used Office	4	Podium
Mixed Use Retail	2	Podium
Retail (Swenson)	2	Surface
Residential (rental @ 40-60 DU/Ac.)	0.75	Podium

**Site Improvement Costs Assumptions<sup>10</sup>**

Site improvement costs/SF of land<sup>11</sup> \$3

	<b>Industrial</b>	<b>Office</b>	<b>Mixed Use<sup>12</sup></b>	<b>Retail (Swenson)</b>
Total Land Area (SF)	130,680	130,680	43,560	43,560
FAR	0.50	1		
Total Bldg Area (SF)	65,340	130,680	68,637	68,637
Total Site Improv. Costs	\$392,040	\$392,040	\$130,680	\$130,680
Site costs per SF of bldg.	\$6.00	\$3.00	\$1.90	\$1.90

<sup>1</sup> All costs in this section are per square foot of building.

<sup>2</sup> Bay Area Economics proformas for prototypes. Excludes parking, tenant improvements, and soft costs.

<sup>3</sup> Parking costs per square foot of office/retail/industrial are calculated based on parking assumptions below per Bay Area Economics proformas for prototypes.

<sup>4</sup> Bay Area Economics. This category does not apply to rental residential.

<sup>5</sup> Bay Area Economics and KMA. See Site Improvement Costs Assumptions.

<sup>6</sup> Assessed value is the sum of hard construction, parking, tenant improvements, and site improvements. Soft costs are excluded.

<sup>7</sup> Assume 850 SF per unit per Bay Area Economics proformas for prototypes. Rounded to the nearest thousand.

<sup>8</sup> Based on Bay Area Economics construction estimates for mixed use retail, except for tenant improvements which are based on stand-alone office use.

<sup>9</sup> Based on Bay Area Economics construction estimates for mixed use retail. It is assumed to have surface parking as opposed to podium.

<sup>10</sup> Unless noted information is from Bay Area Economics proformas for prototypes.

<sup>11</sup> KMA assumption.

<sup>12</sup> Estimates of square foot of bldg. applies to both mixed use retail and office. Total building area includes residential area.

**Table 5 - E**  
**Assessed Value Assumptions - For Sale Residential Units (Excludes Land Values)**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

**Residential Units @ 20-25 DU/Ac.**

	<b>Units<sup>1</sup></b>	<b>Sales Price<sup>1</sup></b>	<b>Value</b>	<b>Share of Value</b>	<b>Share of Land Value<sup>2</sup></b>	<b>Land Value per Unit</b>	<b>Assessed Value without Land</b>
	<i>A</i>	<i>B</i>	<i>C = A x B</i>	<i>D</i>	<i>E = C x Res. Land Val.</i>	<i>F = E / A</i>	<i>E = A - F</i>
<b>Affordable</b>	4	\$245,000	\$980,000	13%	\$261,626	\$65,407	\$180,000
<b>Market</b>	16	\$407,000	\$6,512,000	87%	\$1,738,480	\$108,655	\$298,000
	20		\$7,492,000		\$2,000,106		

<sup>1</sup> Bay Area Economics Proforma for prototype. Sales price rounded to the nearest thousand.

<sup>2</sup> Bay Area Economics estimates the residual land value at \$2.3 million for a residential prototype. This formula allocates the residual land value between affordable and market rate units according to the value created by each affordability type.

**Table 6A**  
**Revenue Assumptions - General Fund and Redevelopment Agency**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

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**General Fund**

**Sales and Use Tax**

0.95% sales tax rate<sup>1</sup>

I. Retail SF

Mixed Use Retail

\$375 sales per SF<sup>2</sup>  
 90% percent taxable<sup>3</sup>  
 \$338 taxable sales per SF  
 5% transfer from existing businesses<sup>3</sup>  
 \$321 net taxable sales per SF

Swenson Retail

\$790 sales per SF<sup>3</sup>  
 35% percent taxable<sup>4</sup>  
 \$277 taxable sales per SF<sup>3</sup>  
 5% transfer from existing businesses<sup>3</sup>  
 \$263 net taxable sales per SF

II. Employee Spending

\$1,304 annual taxable sales per empl.<sup>5</sup>  
 90% East Palo Alto capture<sup>3</sup>  
 \$1,174 East Palo Alto taxable sales per empl.  
 34% % reduction to account for EPA workers who reside in EPA<sup>6</sup>  
 50% percent captured by Project Area's new retail<sup>7</sup>  
 \$389 Emp. Spending captured by other East Palo Alto retailers

III. Resident Spending

\$9,387 Taxable sales, per capita<sup>8</sup>  
 33% East Palo Alto capture<sup>9</sup>  
 50% percent captured by Project Area's new retail<sup>7</sup>  
 \$1,550 annual retail spending, per capita

**Property Taxes<sup>10</sup>**

City share of 1% tax:

in Ravenswood 32.914% of 17.5% of Tax Increment<sup>11</sup>  
 in Tax Rate Area (TRA) 021004 30.778%  
 in Tax Rate Area (TRA) 021014 30.249%

**Property Tax In-Lieu of VLF<sup>12</sup>**

Property Tax Based Revenue 2004-05<sup>1</sup> \$1,785,705  
 2004-05 East Palo Alto Gross AV<sup>13</sup> \$1,368,840,028  
 Per \$1,000 in AV Growth \$1.30

**Utility User Tax**

\$1,470,030 citywide revenues in FY 2009/10<sup>14</sup>  
 34,291 resident equivalents<sup>15</sup>  
 \$42.87 per resident equivalent

**Property Transfer Tax**

\$0.55 per \$1,000 City transfer tax rate<sup>16</sup>  
 10.00% estimated residential annual turnover<sup>3</sup>  
 5.00% estimated commercial annual turnover<sup>3</sup>

**Table 6A**  
**Revenue Assumptions - General Fund and Redevelopment Agency**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

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**General Fund (continued)**

<b>Business License Tax<sup>17</sup></b>		Application of City code to development program.
<b>Motor Vehicle License Fee</b>	Not Available	citywide revenues in FY 2009/10 <sup>14</sup>
	33,524	population <sup>15</sup>
	Not Available	per capita
<b>Gas Tax Fund</b>	Not Available	citywide revenues in FY 2009/10 <sup>14</sup>
<b>Franchise Fees</b>	Not Available	citywide revenues in FY 2009/10 <sup>14</sup>
<b>Other Licenses and Permits</b>	\$692,700	citywide revenues in FY 2009/10 <sup>14</sup>
	34,291	resident equivalents <sup>15</sup>
	\$20.20	per resident equivalent

**Redevelopment Agency Revenue Assumptions**

<b>Affordable Housing Fund</b>	30.00%	of gross incremental property tax revenue <sup>18</sup>
<b>Non-Housing Fund</b>	70.00%	of gross incremental property tax revenue <sup>18</sup> less:
	(0.56%)	County admin. charge
	(11.17%)	pass-throughs per agreements <sup>19</sup>
	(\$111,434)	pass-throughs per agreements <sup>20</sup>
		Additionally, a contractual agreement with the Community College District require the construction of a classroom when building permits exceed \$200 million. This cost will be addressed in the infrastructure financing plan.
	(18.75%)	of non-housing fund share. Tier 1 pass-through <sup>21</sup>
	(8.84%)	of non-housing fund share. Tier 2 pass-through <sup>21</sup>
	N/A	Tier 3 pass-through <sup>22</sup>

**Table 6A**  
**Revenue Assumptions - General Fund and Redevelopment Agency**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

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**Footnotes**

- <sup>1</sup> Per City of East Palo Alto Municipal Code, Chapter 3.56.
- <sup>2</sup> Based on Median dollars per square foot for neighborhood shopping centers in the West Coast. ULI's Dollars and Cents of Shopping Centers, 2008.
- <sup>3</sup> KMA estimate.
- <sup>4</sup> KMA estimate. It is assumed that a grocery store will account for most of the sales at this site.
- <sup>5</sup> Based on employee weekly lunch expenditures reported in the 2004 ICSC report, "Office Worker Retail Spending Patterns," for suburban workers. Spending is converted to 2010 dollars based on a 3% annual cost of living adjustment. Yearly spending based on 50 work weeks per employee.
- <sup>6</sup> According to the U.S Census, approximately 34 % of EPA workers reside in EPA. Census Transportation Planning Package 2000.
- <sup>7</sup> It is assumed that a portion of new employees' and residents' purchases will occur at the new retail space within the project area. This factor is introduced to avoid double counting.
- <sup>8</sup> Based on population for midpoint between 2008 and 2009 (California Department of Finance) and taxable sales for 2008 (California State Board of Equalization.)
- <sup>9</sup> East Palo Alto Tax Base and Expansion Analysis. Applied Development Economics, May 2009.
- <sup>10</sup> Share of property taxes per San Mateo County Controller, July 2010. Adjusted for ERAF shift.
- <sup>11</sup> Per redevelopment law, taxing entities (including City of East Palo Alto) receive a combined 25% of the tax increments received by the agency after deducting the amount required to be deposited in the Low and Moderate Income Housing Fund. In this particular case, the Low and Moderate Housing Fund receives 30% of tax increments, therefore taxing entities receive 17.5% (25% x 70%) of the tax increment. The City of East Palo Alto General Fund, in turn, receives 32.9% of this allocation to the taxing agencies, which is equivalent to 5.8% of gross increment.  
In summary, the allocation of gross increment is as follows:  
Housing Set-Aside = 30% gross tax increment  
Non-Housing Fund = 52.5% gross increment  
Taxing agencies, including General Fund = 17.5% gross increment  
General Fund = 5.8% of gross tax increment
- <sup>12</sup> Per SB 1096, growth of property tax in lieu of VLF is proportional to growth in AV since 2004/05. Before 2004/05, VLF was distributed in proportion to population.
- <sup>13</sup> Per the California State Controller's Office.
- <sup>14</sup> See Appendix A-1.
- <sup>15</sup> See Table 3.
- <sup>16</sup> Per City of East Palo Alto Municipal Code, Chapter 3.52.
- <sup>17</sup> See Table 6G.
- <sup>18</sup> Per California Redevelopment Law.
- <sup>19</sup> Per contractual agreements. Based on County approach to calculating pass-throughs to the Menlo Fire Protection District, Mid Peninsula Regional Open Space District, and the Mosquito Abatement District. See Table A-2.
- <sup>20</sup> The Agency is required to provide \$65,000 annually (adjusted for inflation) to fund an educational program undertaken in East Palo Alto for the benefit of East Palo Alto students. The figure presented here is in 2010 US Dollars. See Table A-2.
- <sup>21</sup> Statutory pass-throughs. See Table A-2.
- <sup>22</sup> Tier 3 does not begin accruing until FY 2040-41. This analysis assumes FY 2029-30 as the year of analysis. It is further assumed that all construction takes place between 2019-20 and 2029-30.

**Table 6B**  
**Estimated Annual General Fund Revenue**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

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<b>General Fund</b>	<b>Measure <sup>2</sup></b>	<b>Preferred Alternative</b>
	<i>employees</i> <sup>1</sup>	4,851
	<i>population</i> <sup>1</sup>	2,793
	<i>resident equivalents</i> <sup>1</sup>	4,410
Sales and Use Tax <sup>3</sup>		\$390,000
Property Tax <sup>4</sup>		
Secured Property Tax		\$330,000
Unsecured Property Tax		<u>\$11,000</u>
		\$341,000
Property Tax In-Lieu of VLF <sup>5</sup>	\$1.30 per \$1,000 AV	\$605,000
Utility User Tax	\$42.87 per resident equivalent	\$189,000
Property Transfer Tax <sup>5</sup>	\$0.55 per \$1,000 AV	\$12,000
Business License Tax <sup>6</sup>		\$889,000
Franchise Fees		Not Available
Motor Vehicle License Fee		Not Available
Gas Tax		Not Available
Other Licenses and Permits	\$20.20 per resident equivalent	\$89,000
<b>Total General Fund Revenue</b>		<b><u><u>\$2,515,000</u></u></b>

<sup>1</sup> See Table 4.

<sup>2</sup> See Table 6A.

<sup>3</sup> See Tables 6D.

<sup>4</sup> See Table 6E.

<sup>5</sup> See Table 6F.

<sup>6</sup> See Table 6G.

**Table 6C**  
**Estimated Annual Redevelopment Agency Revenue**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
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	<i>Assessed Value</i>	<b>Preferred</b>
	<i>Ravenswood RA</i> <sup>1</sup>	<b>Alternative</b>
		<u>\$433,940,000</u>
 <b><u>Distribution of 1% Property Tax</u></b>		
	<b>Measure</b> <sup>2</sup>	
Affordable Housing Fund	30.00% of 1% of AV	\$1,302,000
Non-Housing Fund	70.00% of 1% of AV	\$3,038,000
County admin. charge	(0.56%) of 1% of AV	(\$24,000)
pass-throughs per agreements	(11.17%) of 1% of AV	(\$485,000)
pass-throughs per agreements	(\$111,434) per year	(\$111,000)
Financing of new classroom <sup>3</sup>		Not Included
Tier 1 pass-through	(18.75%) of 1% of 70% of AV	(\$569,000)
Tier 2 pass-through	(8.84%) of 1% of 70% of AV	(\$268,000)
Tier 3 pass-through		<u>Not applicable</u>
Net Non-Housing Before AB 1X27 Payment		\$1,581,000
AB 1X27 Payment	<u>Factor</u> <sup>6</sup>	<u>Existing debt</u>
Existing Debt Formula <sup>5</sup>	6.1%	\$3,289,000 (\$202,000)
	<u>Factor</u> <sup>6</sup>	<u>New Debt</u>
New Debt Formula <sup>5</sup>	31.2%	\$1,051,000 <u>(\$328,000)</u>
Total AB 1X27 Payment		(\$530,000)
Net Non-Housing After AB 1X27 Payment		\$1,051,000
 <b>Total Redevelopment Agency Revenue</b>		 <b><u><u>\$2,353,000</u></u></b>

<sup>1</sup> See Table 5A.

<sup>2</sup> See Tables 6A and A - 2.

<sup>3</sup> An agreement with the San Mateo County Community College District requires the construction of a classroom, as well as provision of equipment of classroom, once the amount of building permits issued in the area exceeds \$200 million. This capital cost will be addressed in the infrastructure financing plan.

<sup>4</sup> This analysis models revenues during FY 2029-30. Tier 3 pass throughs do not begin accruing until FY 2040-41.

<sup>5</sup> Estimate assumes pass throughs, housing set-aside, and AB 1X27 payments treated as "existing debt" in the payment calculation formula.

<sup>6</sup> See Table 6H for derivation

**Table 6D**  
**Estimated Annual Sales Tax Revenue**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
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<b>Measure <sup>1</sup></b>	<b>Preferred Alternative</b>
<i>sales tax-generating retail SF <sup>1</sup></i>	
<i>Mixed Use Retail</i>	92,400
<i>Swenson Retail</i>	20,000
	112,400
<i>employees <sup>2</sup></i>	4,851
<i>Res. units <sup>1</sup></i>	
<i>20 DU/Ac.</i>	19
<i>40-60 DU/Ac.</i>	816
	835
<i>Residents <sup>2</sup></i>	
<i>@ 20 DU/Ac. 3.9 per household</i>	75
<i>@ 40-60 DU/Ac. 3.3 per household</i>	2,718
	2,793
<b>Retail Space Taxable Sales</b>	
<i>Mixed Use Retail</i> \$321 per SF <sup>4</sup>	\$29,625,750
<i>Swenson Retail</i> \$263 per SF <sup>4</sup>	\$5,253,500
<b>Employee Spending in EPA</b>	\$389 per employee <sup>3,5</sup> \$1,886,288
<b>Resident Spending in EPA</b>	\$1,550 per capita per yr <sup>6</sup> <u>\$4,329,048</u>
<b>Total Taxable Spending</b>	\$41,094,586
<b>East Palo Alto Sales Tax</b>	0.95% of sales <sup>3</sup> <u><u>\$390,000</u></u>

<sup>1</sup> See Table 2.

<sup>2</sup> See Table 4.

<sup>3</sup> See Table 6A.

<sup>4</sup> As shown in Table 6A, taxable sales have been adjusted to account for transfer from existing businesses.

<sup>5</sup> As shown in Table 6A, employee spending has been adjusted to account for workers who also live in EPA, and for expenditures taking place within the project area's new retail.

<sup>6</sup> As shown in Table 6A, resident spending has been adjusted to account for leakage outside of EPA, and for expenditures taking place within the project area's new retail.

**Table 6E**  
**Estimated Annual Property Tax Revenue - General Fund**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
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<b>Measure</b>	<b>Preferred Alternative</b>
<u>secured AV <sup>1</sup></u>	
Ravenswood RA	\$416,850,000
TRA 021004	\$5,190,000
TRA 021014	\$24,510,000
<u>unsecured AV <sup>1</sup></u>	
Ravenswood RA	\$17,090,000
TRA 021014	\$240,000
total Secured and Unsecured AV	\$463,880,000

**General Fund**

Secured Property Tax <sup>2</sup>

Ravenswood RA	32.91% of 17.5% of 1%	\$240,105
TRA 021004	30.78% of 1%	\$15,974
TRA 021014	30.25% of 1%	\$74,141
		\$330,220

Unsecured Property Tax <sup>2</sup>

Ravenswood RA	32.91% of 17.5% of 1%	\$9,844
TRA 021014	30.78% of 1%	\$739
		\$10,582

**Total General Fund Property Tax (rounded)**

**\$341,000**

<sup>1</sup> See Table 5A.

<sup>2</sup> See Table 6A for share of 1% tax.

**Table 6F**  
**Estimated Property Tax In-Lieu of VLF and Property Transfer Tax Revenues**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

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		<b>Preferred Alternative</b>
	Secured Property	
	<i>Residential AV</i> <sup>1</sup>	\$5,190,000
	<i>Commercial AV</i> <sup>1</sup>	<u>\$441,360,000</u>
		<u>\$446,550,000</u>
	<i>Unsecured Property</i> <sup>2</sup>	<u>\$17,330,000</u>
	<i>Total Secure and Unsecured Property AV</i>	\$463,880,000
	<b>Measure</b> <sup>3</sup>	
<b>Property Tax In-Lieu of VLF</b>	<u>\$1.30 per \$1,000 AV</u>	\$605,000
<b>Property Transfer Tax</b>		
Annual Transfer Rate		
Residential	10.00% per year	\$519,000
Commercial	5.00% per year	<u>\$22,068,000</u>
Total Property Transferred	per year	<u>\$22,587,000</u>
<b>Total Property Transfer Tax Revenue</b>	\$0.55 per \$1,000 AV	<u><u>\$12,000</u></u>

<sup>1</sup> From tables 5B and 5C. Assessed value of rental residential units is included in commercial space.

<sup>2</sup> See Table 5A.

<sup>3</sup> See Table 6A.

**Table 6G**  
**Estimated Annual Business License Tax Revenue**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

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<b>Economic Output Assumptions</b>	<b>Avg. Building Area</b>	<b>Economic Output/1,000SF</b>
<b>Land Use</b>		
<i>Industrial</i> <sup>1</sup>		
Printing	64,424	\$151,000
Medical manufacturing	275,718	\$131,000
Weighted Average (rounded) <sup>2</sup>		\$130,000
<i>Office</i> <sup>1</sup>		
High tech firms	9,000	\$356,000
Design firms (A&E)	50,105	\$675,000
Weighted Average (rounded)		\$626,000
<i>Retail</i>		
Retail (Mixed Use) <sup>3</sup>		\$375,000
Retail (Swenson) <sup>4</sup>		\$790,000

<b>Business Fee Rates</b> <sup>5</sup>	<b>Annual License Fee</b>
<b>Annual Gross Receipts Between</b>	
\$0 - \$1,000	\$50
\$1,000 - \$100,000	\$125
\$100,001 - \$250,000	\$250
\$250,001 - \$500,000	\$500
\$500,001 - \$10,000,000	1 for each \$1,000 of gross receipts
\$10,000,000 +	\$0.50 for each \$1,000 of gross receipts over \$10,000,001

<b>Business Fee Assumptions</b>	<b>Annual License Fee per 1,000 in Gross Receipts</b>
<b>Land Use</b>	
Industrial <sup>6</sup>	\$1.00
Office <sup>7</sup>	\$1.00
Office (Mixed Use) <sup>7</sup>	\$1.00
Retail (Mixed Use) <sup>8</sup>	\$1.33
Retail (Swenson) - Tara Rd. Industrial <sup>9</sup>	\$0.18
Retail (Swenson) - Tara Rd. Office <sup>10</sup>	\$0.18

<b>Square Footage</b>	<b>Preferred Alternative</b>
Industrial	351,820
Office	1,046,910
Office (Mixed Use)	221,590
Retail (Mixed Use)	92,400
Retail (Swenson)	20,000
	<u>1,732,720</u>

<b>Gross Annual Business License Tax</b>	
Industrial	\$46,000
Office	\$655,000
Office (Mixed Use)	\$139,000
Retail (Mixed Use)	\$46,000
Retail (Swenson)	\$3,000
	<u>\$889,000</u>

<sup>1</sup> Based on KMA analysis of Bay Area Companies. Data are from 2008.

<sup>2</sup> Rounded to the nearest 10,000.

<sup>3</sup> Based on median dollars per square foot for neighborhood shopping centers in the West Coast. ULI's Dollars and Cents of Shopping Centers, 2008. See Table 6A.

<sup>4</sup> KMA estimate. It is assumed that a grocery store will account for most of the sales at this site. See Table 6A.

<sup>5</sup> City of East Palo Alto. The City also imposes a fee on businesses that do not take in gross receipts. It is assumed that all the occupants in the area have reported gross receipts.

<sup>6</sup> Assumes that most industrial space will range between 4,000 SF and 75,000 SF.

<sup>7</sup> Assumes that most office space will be range between 1,000 and 16,000 SF.

<sup>8</sup> Assume average retail space size of 1,000 SF and sales of \$375/SF.

<sup>9</sup> Assumes 40,000 SF grocery store with sales of \$790/SF.

<sup>10</sup> Assumes 20,000 SF grocery store with sales of \$790/SF.

**AB 1X 27 Payment: Percent of TI used for Existing Debt**

Estimated Gross TI in 2011-12	\$7,760,000	Total for merged project area (based on 10-11 County estimate)
Required payment in 11-12	2,026,028	per DOF
Ratio for 2012-13 Payment	\$400 M / \$1.7 Billion	
Payment Required 2012-13 Forward As a % of Gross	6.14%	

**AB 1X 27 Payment: Percent of TI used for New Debt**

School share of 1% Tax	52.2%	Total for all school districts plus ERAF
Existing Pass Through to Schools (percent of gross)		
San Mateo CC	not triggered	consistent with assumption for fiscal analysis
Sequoia HS Agreement	2.6%	
Ravenswood Elementary (Share of Tier 1 and 2)	5.8%	
SM COE Share of Statutory / Basic Aid	4.9%	
Subtotal	13.2%	
Schools share net of existing pass thru	39.0%	

Payment Based on TI used for new debt @ 80% of school share net of existing pass through	31.2%
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Actual taxable values, tax increment, and the timing of the tax increment may vary from the amounts contained in this projection.

**Table 7A**  
**Expense Assumptions - General Fund**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
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**General Fund<sup>1</sup>**

<b>General Government</b> (Inc. City Council, City Manager's Office City Attorney, and City Clerk)	\$997,772 net expenses in FY 2009/10 <sup>1</sup> 25% percent variable cost <sup>2</sup> 34,291 resident equivalents <sup>3</sup> \$7.27 per resident equivalent
<b>Administrative Services</b> (Inc. Finance and Human Resources)	\$746,880 net expenses in FY 2009/10 <sup>1</sup> 50% percent variable cost <sup>2</sup> 34,291 resident equivalents <sup>3</sup> \$10.89 per resident equivalent
<b>Police Services</b>	\$8,907,255 net expenses in FY 2009/10 <sup>1</sup> 75% percent variable cost <sup>2</sup> 34,291 resident equivalents <sup>3</sup> \$194.82 per resident equivalent
<b>Planning/Community Development</b> (Inc. Planning, Bldg. Services, and Housing)	\$808,213 net expenses in FY 2009/10 <sup>1</sup> 50% percent variable cost <sup>2</sup> 34,291 resident equivalents <sup>3</sup> \$11.78 per resident equivalent
<b>Public Works</b>	<u>New infrastructure maintenance:</u> The cost estimates for maintaining and operating civic uses and new public improvements have not yet been provided.  <u>New wear and tear on existing public infrastructure:</u> \$1,430,871 net expenses in FY 2009/10 <sup>1</sup> 75% percent variable cost <sup>2</sup> 34,291 resident equivalents <sup>3</sup> \$31.30 per resident equivalent
<b>Community Services</b>	\$613,180 net expenses in FY 2009/10 <sup>1</sup> 75% percent variable cost <sup>2</sup> 33,524 population <sup>3</sup> \$13.72 per capita
<b>Non-Departmental</b>	\$655,660 net expenses in FY 2009/10 <sup>1</sup> 50% percent variable cost <sup>2</sup> 34,291 resident equivalents <sup>3</sup> \$9.56 per resident equivalent

<sup>1</sup> General Fund Contribution net of Charges for Services. See Table A-3.

<sup>2</sup> A portion of each General Fund expense category is fixed, and does not vary regardless of the amount of development. The estimated percent of variable costs is an estimate based on KMA experience.

<sup>3</sup> See Table 3.

**Table 7B**  
**Estimated Annual General Fund Expenses**  
**Fiscal Impact Analysis**  
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	<b>Measure <sup>1</sup></b>	<b>Preferred Alternative</b>
	<i>population</i> <sup>2</sup>	2,793
	<i>resident equivalents</i> <sup>2</sup>	4,410
<b><u>General Fund</u></b>		
General Government	\$7.27 per resident equivalent	\$32,000
Administrative Services	\$10.89 per resident equivalent	\$48,000
Police Services	\$194.82 per resident equivalent	\$859,000
Planning/Community Development	\$11.78 per resident equivalent	\$52,000
Public Works	\$31.30 per resident equivalent	\$138,000
Community Services	\$13.72 per capita	\$38,000
Non-Departmental	\$9.56 per resident equivalent	\$42,000
<b>Total General Fund Expenses</b>		<b><u><u>\$1,209,000</u></u></b>

<sup>1</sup> See Table 7A.

<sup>2</sup> See Table 4.

**Table 8**  
**Estimated Menlo Fire Protection District Annual Property Tax Revenues**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
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**Property Assessed Values**

	<b>Alternative #1</b>
<i>secured and unsecured AV</i> <sup>1</sup>	
<i>Ravenswood RA</i>	\$433,940,000
<i>TRA 021004</i>	\$5,190,000
<i>TRA 021014</i>	\$24,750,000
	<u>\$463,880,000</u>

**Property Tax Allocation**

	<u>District share of 1% tax:</u>
in Ravenswood RA <sup>2</sup>	10.323%
in TRA 021004 <sup>3</sup>	9.040%
in TRA 021014 <sup>3</sup>	9.025%

**Annual Property Tax Revenue Allocation to Fire District**

Secured and Unsecured Property Tax

Ravenswood RA	\$448,000
in TRA 021004	\$5,000
in TRA 021014	\$22,000
Total Property Tax	<u><u>\$475,000</u></u>

<sup>1</sup> See Table 5A.

<sup>2</sup> Per contractual agreements. See Table A-2.

<sup>3</sup> See Table 6A.

**Appendix A-1**  
**Summary of General Fund Revenues - East Palo Alto 2009/10 Budget**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
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	<b>2009-2010 Revenues<sup>1</sup></b>	<b>Comments</b>
<b>Revenues Included in Analysis</b>		
Sales Tax	\$2,379,945	Based on devel. program, City share of 1% taxes
Property Tax	\$7,556,450	Based on devel. program, City share of 1% taxes
Property Transfer Tax <sup>2</sup>		Based on devel. program
Gas Tax	Not Available	
Motor Vehicle License Fee <sup>2</sup>	Not Available	
Permits and fees <sup>3</sup>	\$692,700	Based on resident equivalents
Utility User Tax	\$1,470,030	Based on resident equivalents
Business License Tax <sup>4</sup>	\$442,000	Based on retail and office prog., est. per employee
<b>Total Included Items</b>	<b>\$12,541,125</b>	
<b>Excluded Items</b>		
Transient Occupancy Tax	\$500,000	No hotels included in the alternative concepts
Charges for Services	\$580,200	
Other Revenues <sup>5</sup>	\$1,749,540	
<b>Total Excluded Items</b>	<b>\$2,829,740</b>	
<b>Total Revenue</b>	<b>\$15,370,865</b>	

<sup>1</sup> City of East Palo Alto Fiscal Year 2009-2010 Adopted Annual Budget.

<sup>2</sup> Figure not provided in budget.

<sup>3</sup> Excludes charges for services and Business License Tax. See Table A-3.

<sup>4</sup> Provided by Paul Maumalanga at the City of East Palo Alto.

<sup>5</sup> It is assumed that this includes Development Fees, Reimbursements, and Local Grants.

**Appendix A-2**  
**Calculation of Property Tax Increment Passthroughs**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
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**CONTRACTUAL PASSTHROUGHS**

	Payment	Trigger	Applicable
<i>Menlo Fire Protection District (MFPD)</i> <sup>1</sup>			
District Share	10.32% of 1% of AV	This is the minimum payment applicable.	Yes
Alternative payment	Base Service+Balance of cumulative deficit	Payable if base service amount + the balance of the district share not in excess of the cumulative deficit.	No <sup>2</sup>
<i>San Mateo County Community College District(SMCCD)</i> <sup>3</sup>			
Section I	4.44% of 1% of AV	Payable if cumulative net TI exceeds \$250M.	No <sup>2</sup>
Section II - Requirement to provide class room space	Build a new classroom	Payable if value of building permits issued for completed construction in the Project Area exceed \$200 Million.	Yes
<i>Sequoia High School (SHS)</i> <sup>4</sup>			
Section I - Payment to Sequoia Union HS District	10.23% of 1% of AV	Payable if cumulative net TI exceeds \$250M.	No <sup>2</sup>
Section II - Assistance for school programs	\$111,434 per year	Payable as long as it does not exceed Section I payment. This payment is based on a base of \$65,000 adjusted for inflation.	Yes
<i>Mid Peninsula Regional Open Space District (MPROSD)</i> <sup>5</sup>	65% of 1.20% of 1% of AV	Beginning 1993-1994	Yes
<b>Mosquito Abatement District (MAD)</b> <sup>6</sup>	50% of 0.13% of 1% of AV	Beginning 2000-01	Yes
<b>Total Contractual Payments</b>			
MFPD, MPROSD, and MAD)	11.17% of 1% of AV		
SHS (Section II)	\$111,434 per year		
SMCCD (Section II)	Not included		

**STATUTORY PASSTHROUGHS<sup>7</sup>**

	Tier 1	Tier 2
% of Tax Increment Net of Housing Funds <sup>8</sup>	25.0%	21.0%
<b>Allocation to Taxing Agencies<sup>9</sup></b>		
County General Fund	4.4%	4.4%
County Library	2.3%	2.3%
Bay Area Air Quality Management District	0.1%	0.1%
County Harbor District	0.2%	0.2%
Ravenswood Elementary	25.5%	25.5%
Ravenswood Slough Flood	0.0%	0.0%
EPA Drainage District	0.0%	0.0%
Ravenswood Lighting District	1.9%	1.9%
City of East Palo Alto	32.9%	
San Mateo County Education Tax	7.6%	7.6%
% Distributed to Taxing entities	75.0%	42.1%
As a % of Net of Housing Revenue	18.7%	8.8%

<sup>1</sup> Fiscal Agreement Between the Redevelopment Agency of the city of East Palo Alto and The Menlo Park Fire Protection District.

<sup>2</sup> Base Service Amount means \$200,000 adjusted for inflation. Cumulative Deficit means the sum of the Base Service Amounts less the sum of payments made by the Agency to the District. Various scenarios were tested and it was determined that this payment was unlikely to be triggered.

<sup>3</sup> Fiscal Agreement Between the Redevelopment Agency of the city of East Palo Alto and the San Mateo County Community College District.

<sup>4</sup> Fiscal Agreement Between the Redevelopment Agency of the City of East Palo Alto and the Sequoia Union High School District.

<sup>5</sup> Fiscal Agreement Between the Redevelopment Agency of the City of East Palo Alto and the Midpeninsula Regional Open Space District.

<sup>6</sup> Fiscal Agreement Between the Redevelopment Agency of the City of East Palo Alto and the San Mateo County Mosquito Abatement District.

<sup>7</sup> Per redevelopment law, taxing entities receive an allocation of the tax increments received by the agency after deducting the amount required to be deposited in the Low and Moderate Income Housing Fund.

<sup>8</sup> From the first fiscal year in which the agency receives tax increments until the last fiscal year in which the agency receives increments (Tier 1 period), 25% of the tax increments received by the agency (net of housing funds) are passed on to taxing agencies. From the eleventh fiscal year in which the agency receives tax increments until the last fiscal year in which the agency receives increments (Tier 2 period), an additional 21 percent of the tax increments received by the agency (net of housing funds and taking into account an adjusted base year) are passed on to taxing agencies.

<sup>9</sup> Passthroughs are allocated among taxing agencies according to the following distribution schedule.

**Appendix A-3**  
**Summary of General Fund Expenditures - East Palo Alto 2009/10 Budget**  
**Fiscal Impact Analysis**  
**Ravenswood / 4 Corners TOD Specific Plan**  
**East Palo Alto, CA**

**November 29, 2011**

	<b>General Fund Contribution</b>	<b>GF Charges for Services</b>	<b>Total General Fund</b>
<b>General Government</b>			
City Council	\$92,824		\$92,824
City Manager	\$458,661		\$458,661
City Clerk	\$137,431		\$137,431
City Attorney	\$308,856		\$308,856
<i>Subtotal</i>	<i>\$997,772</i>		<i>\$997,772</i>
<b>Administrative Services</b>			
Finance	\$475,536		\$475,536
Human Resources	\$271,344		\$271,344
<i>Subtotal</i>	<i>\$746,880</i>		<i>\$746,880</i>
<b>Police</b>			
Administration	\$2,989,642	\$87,200	\$3,076,842
Operations	\$4,971,508	\$155,000	\$5,126,508
Investigations	\$946,105		\$946,105
<i>Subtotal</i>	<i>\$8,907,255</i>	<i>\$242,200</i>	<i>\$9,149,455</i>
<b>Planning/Community Dev.</b>			
Planning	\$389,136	\$68,500	\$457,636
Building Services	\$278,049	\$183,400	\$461,449
Housing - Admin	\$141,028		\$141,028
Housing - Development			
Housing - Rent Stabilization			
Economic Development/RDA-Admin			
<i>Subtotal</i>	<i>\$808,213</i>	<i>\$251,900</i>	<i>\$1,060,113</i>
<b>Public Works</b>			
Administration	\$202,414		\$202,414
Engineering	\$231,843	\$71,500	\$303,343
Maintenance	\$996,614		\$996,614
	<i>\$1,430,871</i>	<i>\$71,500</i>	<i>\$1,502,371</i>
<b>Community Services</b>			
Administration	\$268,388		\$268,388
Senior Services	\$242,893	\$14,000	\$256,893
Recreation	\$101,899	\$600	\$102,499
<i>Subtotal</i>	<i>\$613,180</i>	<i>\$14,600</i>	<i>\$627,780</i>
Non-Departmental	\$655,660		\$655,660
Capital Projects			
<b>Total</b>	<b>\$14,159,831</b>	<b>\$580,200</b>	<b>\$14,740,031</b>

Source: City of East Palo Alto Fiscal Year 2009-2010 Adopted Budget