

## FINAL REPORT

# OAK TO 9<sup>TH</sup> MIXED-USE PROJECT FISCAL IMPACT ANALYSIS

Prepared for:

City of Oakland Community & Economic Development Agency

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EPS #14115

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# I. INTRODUCTION AND SUMMARY OF FINDINGS

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Oakland Harbor Partners, LLC, has plans to redevelop 13 parcels between Oak and 9<sup>th</sup> Streets along the Oakland Estuary south of Jack London Square. Economic & Planning Systems, Inc. (EPS), has analyzed the fiscal impacts to the City of Oakland's General Fund in regards to the Developer's residential and retail development at the Oak to 9<sup>th</sup> Mixed-Use Project (the Project). The objective of the Project is to redevelop this traditionally industrial site into a network of open space, recreational uses, local-serving retail, and housing along the scenic shoreline. This underutilized site within the Central City East District Redevelopment Area (Redevelopment Area) would become a mixed-use residential/retail project that provides housing opportunities in close proximity to local and regional transportation and job opportunities.

The Summary of Findings is provided below. **Chapter II** provides a description of the Project, and **Chapter III** provides a detailed explanation of the methodology and assumptions. **Appendix A** provides the complete fiscal model for the development scenario evaluated.

## SUMMARY OF FINDINGS

1. *The Project will generate sufficient revenues to cover the cost of providing public services to the City.* The fiscal impacts of the Project on the City's General Fund will be positive and are estimated to be greater than the cost of providing additional public services. By buildout, the Project is expected to generate net revenue of almost \$2.1 million each year to the City's General Fund as shown in **Table 1**.
2. *General Fund revenues will come from a number of sources, with property tax and transfer taxes making up the majority of the City's revenues.* Property transfer taxes are expected to generate almost \$2.4 million each year following Project buildout. An additional \$22.3 million of transfer tax is estimated to accrue to the City prior to buildout, upon initial sale of both the residential and commercial components of the Project. Property taxes, sales taxes, and utility user fees all also make significant contributions to the new stream of General Fund revenues. Motor vehicle in-lieu fees (VLF) are estimated based on recent legislation; actual amounts will depend on the manner in which the VLF changes are implemented.
3. *The Project would not only generate revenue to the City, but would also generate revenue to the Redevelopment Agency, support construction jobs, and result in additional resident expenditures in the City.* In addition to the revenues generated to the City, the Project would also generate \$5.7 million in revenue at buildout to the Redevelopment Agency after housing set-asides and pass-throughs. The number of temporary (e.g., annual) construction jobs is

**Table 1  
Annual Fiscal Impact Summary  
Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Total
<b>CITY GENERAL FUND</b>	
<b><u>Revenues (Annual)</u></b>	
Property Tax	\$1,225,949
Property Transfer Tax	\$2,373,262
Sales Tax	\$767,849
Vehicle License Fee (VLF)	\$24,222
VLF Property Tax Return (3)	\$266,389
Business License Tax	\$123,762
Utility Users Tax	\$483,825
Fines & Penalties	<u>\$83,300</u>
<b>Total</b>	<b>\$5,348,558</b>
<b><u>Expenditures (Annual)</u></b>	
General Government	\$60,997
Finance & Management	\$85,448
Police Services	\$1,893,328
Fire Services	\$1,084,578
Parks & Recreation	\$68,231
Library Services	<u>\$63,567</u>
<b>Total</b>	<b>\$3,256,150</b>
<b>Net General Fund</b>	<b>\$2,092,409</b>
<b>OTHER CITY REVENUES (At Buildout in 2017)</b>	
Transfer Tax From Initial Sale	\$22,329,698
Redevelopment Agency Revenue	
Pass-Throughs to other Agencies (excluding City's General Fund)	\$4,445,064
Housing Set-Asides	\$4,050,987
Net to RDA	<u>\$5,752,858</u>
<b>Total</b>	<b>\$14,248,909</b>
<b>OTHER ECONOMIC EFFECTS (At Buildout in 2017)</b>	
New Household Expenditures	
Taxable Retail	\$109,594,743
Other Non-Retail Expenditures	<u>\$171,983,357</u>
<b>Total Household Expenditures</b>	<b>\$281,578,100</b>
Construction Value	\$826,500,000
Construction Jobs	6,603

Source: Economic & Planning Systems, Inc.

expected to be approximately 6,600. Total expenditures by new households are estimated at \$281.6 million, of which a portion will generate sales tax to the City of Oakland.

4. ***Public safety is expected to be the highest service cost items in the General Fund associated with the Project, followed by finance and management, parks and recreation, and library services.*** New public safety costs (e.g., police and fire services) will make up about 91 percent of the new General Fund costs, at almost \$3.0 million each year at buildout. Finance and management costs are estimated at \$85,400 each year at buildout. Parks and recreation costs are estimated at \$68,200 per year at buildout. Library services costs are estimated at \$63,600 per year.

## II. PROJECT DESCRIPTION

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The Project encompasses approximately 62 acres and is bounded by Oak Street to the north, Embarcadero to the east, 10<sup>th</sup> Avenue to the south, and the Oakland Estuary to the west. The Project site is directly accessible by Embarcadero and the Interstate 880 highway (I-880). The Project site encompasses Estuary Park, Clinton Basin, and the western portion of Lake Merritt Channel, but does not include two sites totaling approximately six acres of privately held land along 5<sup>th</sup> Avenue. **Figure 1** shows the Project Site and existing structures.

The Maximum Project as proposed by the Developer includes up to 3,100 residential units, up to 182,000 square feet of retail space, and 27 acres of open space at buildout, as shown in **Table 2**. Within the site, there is one historic building, the Ninth Avenue Terminal. This existing structure is approximately 300,000 square feet, but the Maximum Project would rehabilitate 18,000 square feet, which would become a visitor and cultural center.

A combination of one-, two-, and three-bedroom flats, townhomes, and lofts and neighborhood and visitor-serving retail uses are planned for the site. The average household size for the residential units is assumed to be 1.7 persons, based on average household size typical of this product type.<sup>1</sup> At Project buildout, the development will accommodate approximately 5,050 residents and 550 employees (see **Table 2**). Oakland Harbor Partners, LLC, expects the residential units to sell and rent at market rates.

Assumptions concerning the development concept, population growth, and household characteristics as well as citywide demographics are shown in **Appendix A**, which corresponds to the Maximum Project.

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<sup>1</sup> It is assumed that smaller units will accommodate an average of 1.4 persons and the larger units an average of 2.2 persons.

**Table 2**  
**Project Description at Buildout**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

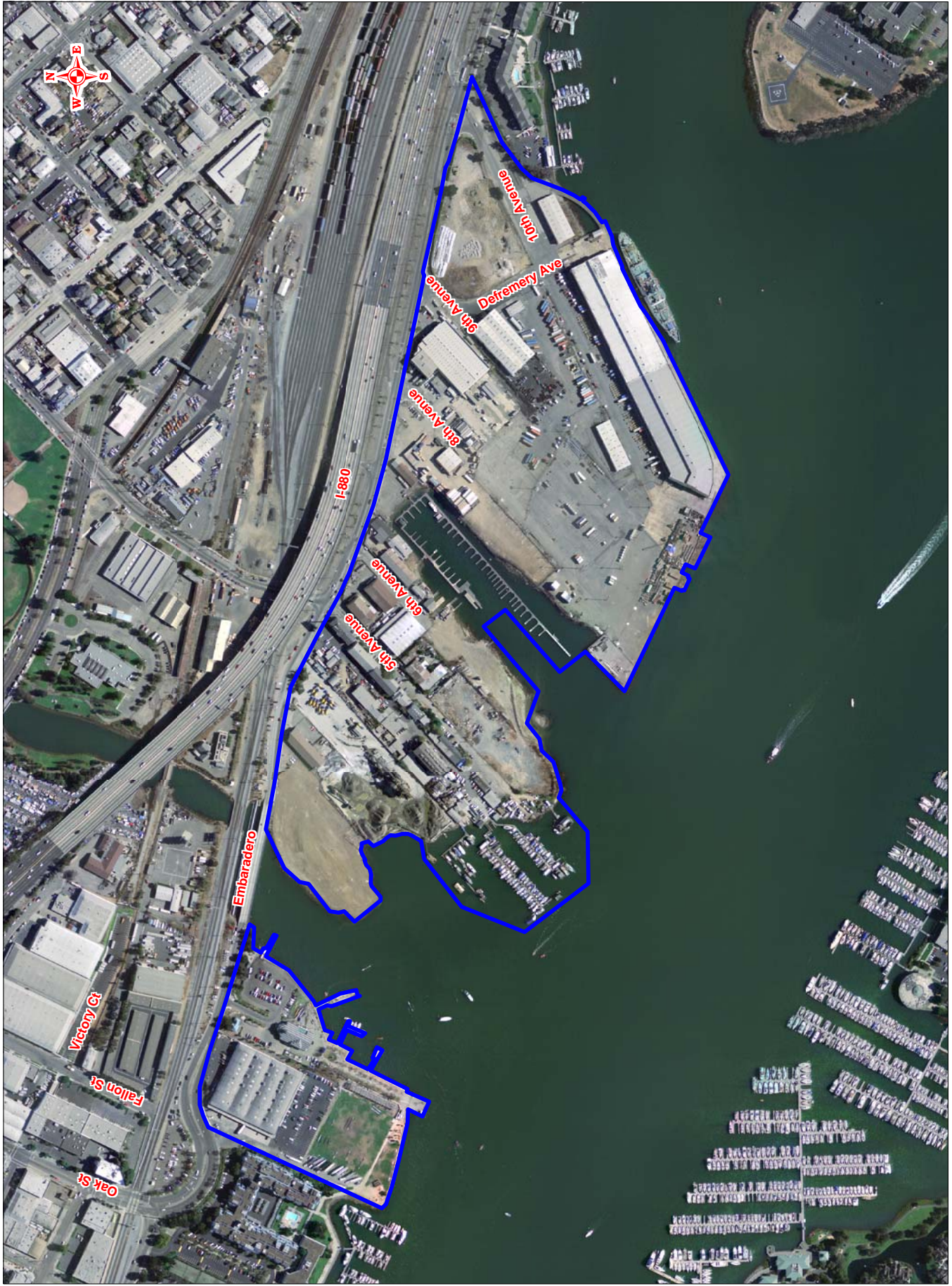
<b>Maximum Project</b>	<b>Total</b>
<b><u>Residential</u></b>	
Units	3,100
Residents (1)	5,050
<b><u>Retail</u></b>	
Ninth Avenue Terminal (sq. ft.)	18,000
Other New Retail (sq. ft.)	182,000
<b><u>Employees</u></b>	
Total (2)	550
<b><u>Open Space</u></b>	
Total (acres)	27

(1) Assumes: 1.7 persons per household  
4.17% housing vacancy rate

(2) Assumes: 10.0% retail vacancy rate  
300 sq. ft. per employee  
4 employees (maintenance and staff) at the  
Ninth Avenue Terminal visitor and cultural center

Source: Signature Properties; Economic & Planning Systems, Inc.

Figure 1:  
Vicinity Map - Oak to 9th Mixed Use Project





### III. FISCAL IMPACT METHODOLOGY

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This chapter describes the methodology and key assumptions used in estimating the fiscal impacts of the Oak to 9<sup>th</sup> Mixed-Use Project. The analysis is based on a number of sources, including the City of Oakland's 2004-05 Mid-Cycle Amended Budget, City, County, and State data sources, and EPS's experience with similar projects in other jurisdictions.

The analysis describes annual operating costs and revenue impacts on the City of Oakland. All revenue and expenditure forecasts are in constant 2005 dollars. For the purpose of evaluating the potential fiscal impact of the Project, this analysis considers impacts at buildout. Key assumptions and calculations are shown in **Appendix A**.

#### GENERAL FUND REVENUES

This section describes the methodology and assumptions used for each General Fund revenue item. **Table 3** provides a summary of the City's current General Fund revenues as estimated in the 2004-05 Mid-Cycle Amended Budget. Some items are not forecast because they are not expected to be significantly affected by the Oak to 9<sup>th</sup> Mixed-Use Project (e.g., transient occupancy tax, licenses and permits).

#### PROPERTY TAX

Annual property tax is 1 percent of assessed value based on total estimated sales value for the Project. Since the Project is within a redevelopment area, property tax collected is allocated to pass-throughs, of which the City receives 27.6 percent (net of the Educational Revenue Augmentation Funds shift). The annual property tax forecast at Project buildout is illustrated in **Table A-8**.

#### TRANSFER TAX

The City will receive property transfer tax for any units that are sold. The City receives \$15.00 for every \$1,000 of value transferred. The City will receive transfer tax revenue for the initial sale of all the residential and commercial units. Furthermore, EPS assumes that in any given year, an average of 10 percent of the residential units will be resold and an average of 2 percent of the commercial units will be resold. The annual property transfer tax forecast is illustrated in **Table A-5**.

**Table 3**  
**City of Oakland's General Fund 2004-05 and Estimating Factors**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Table Reference	2004-05 Mid-Cycle Amended	Percent Variable Costs (1)	Estimating Factor (2)
<b>Revenues</b>				
State Take Back		(\$6,900,000)	-	- not estimated
Property Tax	Table A-8	\$75,440,000	-	27.6% of RDA pass-thru
Property Transfer Tax	Table A-5	\$47,010,000	-	\$15.00 per \$1,000 AV
Sales Tax	Table A-6	\$41,410,000	-	1.00% of taxable sales
Vehicle License Fee (VLF)		\$2,001,698	-	\$4.80 per capita
VLF Property Tax Return (3)		\$22,014,050	-	\$52.75 per capita
Business License Tax		\$44,660,000	-	\$225 per employee
Utility Users Tax	Table A-7	\$48,607,226	-	7.5% of Utility Bill
Transient Occupancy Tax		\$9,930,000	-	- not estimated
License and Permits		\$14,649,206	-	- not estimated
Fines & Penalties		\$27,535,200	25%	\$16 per capita
Interest Income		\$0	-	- not estimated
Service Charges		\$51,722,639	-	- not estimated
Grants & Subsidies		\$105,500	-	- not estimated
Miscellaneous		\$9,110,493	-	- not estimated
<i>Subtotal Revenues</i>		<u>\$387,296,012</u>		
Interfund Transfers		\$6,900,000	-	- not estimated
<b>Total Revenues</b>		<b>\$394,196,012</b>		
<b>Expenditures</b>				
General Government (4)		\$20,162,964	25%	\$12 per capita
Finance & Management		\$28,245,333	25%	\$17 per capita
Police Services		\$156,462,424	-	\$375 per capita
Fire Services		\$89,628,254	-	\$215 per capita
Public Works		\$924,506	-	- no impact
Parks & Recreation		\$11,277,121	50%	\$14 per capita
Library Services		\$10,506,143	50%	\$13 per capita
Cultural Arts & Marketing		\$7,064,482	-	- no impact
Human Services		\$6,300,768	-	- no impact
Community & Economic Development		\$20,620,134	-	- no impact
Non-Departmental		\$52,754,119	-	- no impact
<i>Subtotal Expenditures</i>		<u>\$403,946,248</u>		
Capital Improvement Program		\$20,000	-	no impact
<b>Total Expenditures</b>		<b>\$403,966,248</b>		

(1) Percentage of costs that increases with growth, as opposed to fixed costs.

(2) The estimating factors are the methods used to project the fiscal impact of each item (e.g., a "per capita" basis using the City budget/population), or based on a formula or State statute (e.g., sales tax is 1% of taxable sales multiplied by taxable sales generated by the Project). See **Appendix A** for detailed calculations

(3) Estimate of VLF and VLF Property Tax Return from State Controller's Office Division of Accounting and Reporting, 10/16/2004.

(4) Includes Mayor, City Council, City Administrator, City Clerk, City Attorney, and City Auditor.

Source: City of Oakland FY 04-05 Midcycle Amended Budget Summary; State Controller's Office; Economic & Planning Systems, Inc.

## SALES TAX

The commercial development proposed for the Oak to 9<sup>th</sup> Mixed-Use Project will include up to 182,000 square feet of commercial space, of which 100 percent is assumed to be sales tax generating retail space. Project retail is assumed to achieve average sales of approximately \$150 per square foot. The City receives a 1 percent sales tax on taxable retail items. Revenues from Project retail sales are estimated in **Table A-6**.

Furthermore, based on household income estimates and consumer spending patterns, it is expected that each new Project household will spend on average approximately \$36,900 annually on taxable retail items. EPS assumes that Oakland can expect to capture 65 percent of these purchases, with 35 percent “leaking” to neighboring jurisdictions. The City will receive sales tax revenue from these purchases, as illustrated in **Table A-6**.

## UTILITY USER TAX

Oakland’s Utility User Tax is 7.5 percent of utility bills for cable, telephone, gas, and electric service (excluding water and garbage). Utility User Tax is charged of both residential and commercial development. Assumptions regarding typical monthly household utility bills and commercial utility bills are illustrated in **Table A-7**.

## FINES AND PENALTIES

The 2004-05 City budget indicates that the City will receive approximately \$27.5 million, or roughly \$67 per capita, in revenue from fines and fees. This analysis assumes that 25 percent of these fines and fees are variable and may increase with the addition of new residents (see **Table A-3**). The annual fines and penalties forecast at Project buildout are estimated in **Table A-2**.

## MOTOR VEHICLE IN-LIEU FEE

The City of Oakland will receive an estimated \$4.86 per capita in VLF from the State. Recent changes in the distribution of the VLF have resulted in cities receiving additional property tax in-lieu of approximately \$55 per capita of VLF; this in-lieu amount is estimated based on the Project’s addition to City population. Actual increases to the City’s VLF-property tax exchange will depend on growth in City assessed value; implementation of these changes is still in the process of being defined.

## GENERAL FUND EXPENDITURES

This section describes the methodology and assumptions used for the General Fund expenditure items. **Table A-3** provides a summary of the City's current General Fund expenditures as estimated in the 2004-05 Mid-Cycle Amended Budget as well as impact estimating factors. A general description of the methods used for this analysis is provided for each item. Some items are not forecast because they are not expected to be affected by the Project (e.g., police, fire, and public works).

### GENERAL GOVERNMENT

Currently, the City spends \$20.2 million to provide general government services, including budgets for the offices of the Mayor, City Council, City Administrator, City Clerk, City Attorney, and City Auditor divisions. This analysis assumes that 25 percent of General Government costs are variable and may increase with the addition of new residents. The estimates for increased expenditures are provided in **Table A-2**.

### FINANCE AND MANAGEMENT

Oakland spends \$28.2 million to provide finance and management services. Similar to General Government spending, 25 percent of finance and management costs are assumed to be variable. The Project, at buildout, is anticipated to increase the City's finance and management costs by approximately \$17 per new resident (see **Table A-2**).

### POLICE SERVICES

The City of Oakland presently spends \$375 per capita for police services. This analysis assumes that the citywide per capita spending rate is maintained. This is a conservative estimate because the police department will not actually need to expand every service it provides (e.g., administration costs probably will not increase). Therefore, new police costs will likely be less than what is presented here.

### FIRE SERVICES

The City of Oakland presently spends \$215 per capita for fire services. This analysis assumes that the citywide per capita spending rate is maintained. This is a conservative estimate because the fire department will not actually need to expand every service it provides (e.g., the department will not necessarily require a new fire station and/or company to serve the new development). Therefore, new fire costs will likely be less than what is presented here.

## PARKS AND RECREATION

Oakland Harbor Partners, LLC, plans to incorporate and maintain 27 acres of public open space within the Project. Therefore, City and the new Project residents are expected to affect the City's Parks and Recreation budget by increasing demand for recreational programs. Oakland's 2004-05 Budget allocates \$11.3 million for Parks and Recreation. Assuming 50 percent of costs are variable, the new Project would result in an estimated \$14 per capita increase (see **Table A-2**).

## LIBRARY SERVICES

In 2004-05, Oakland's budget allocated \$10.5 million for the City's public library system. Assuming 50 percent of library costs are variable, this corresponds to an approximate cost of \$13 per resident. The new Project residents would increase demand on the library system accordingly. See **Table A-2** for an estimate at project buildout.

## OTHER REVENUES

### TRANSFER TAX FROM INITIAL SALE

The property transfer tax is based on the Project's total assessed value. In this case, the Project's total assessed value includes the residential, retail, and rehabilitated historic building portions of the site. The Project's residential assessed value was calculated based on the market rate average sales price (assuming all units are for sale) in constant 2005 dollars and appreciated at 2 percent annually through buildout in 2017. The retail and rehabilitated historic building's assessed value were also calculated in constant 2005 dollars, but were not appreciated over buildout.

Oakland charges a property transfer tax of \$15.00 per \$1,000 value. The amount on **Table A-5** represents the transfer tax collected from the initial sale of all new units. After the initial sale of the units, the calculation of ongoing transfer tax revenues from the resale of the units is illustrated in **Table A-2**, and shown as an annual General Fund revenue item.

### REDEVELOPMENT AGENCY REVENUE

Since the Project area is within the City of Oakland's Central City East District Redevelopment Area (Redevelopment Area), property tax goes to the City's Redevelopment Agency (RDA). Twenty-five percent of the property tax goes to the City's Low and Moderate Income Housing Fund (Housing Set-Aside). Twenty percent of property tax goes to pass-throughs (Tier 1) over the life of the Redevelopment Area (45 years), an additional 16.8 percent of property tax goes to pass-throughs (Tier 2) in

years 11-45, and another 11.2 percent of property tax goes to pass-throughs (Tier 3) in years 31-45, which distribute revenues among eligible taxing entities. One of these entities is the City itself. Oakland's General Fund receives 27.6 percent of the pass-throughs (net of the Educational Revenue Augmentation Funds [ERAF] shift). The remainder of the pass-through revenue is distributed to the other taxing agencies. The amount remaining after the Housing Set-Aside and pass-throughs go to the RDA and is shown in **Table A-8**.

## TAX INCREMENT FINANCING

The Redevelopment Area was adopted on July 29, 2003 and is effective for 30 years after adoption, or 2033, but may continue to pay debt service for previously incurred debt through the 45<sup>th</sup> year. The tax increment amounts over the remaining life of the Redevelopment Area from 2008 to 2048 are shown in **Table A-8**. The gross tax increment for the Project, which includes the residential (appreciated at a rate of 2 percent "real" growth rate each year above inflation), retail, and historic portions within the Project, is calculated by adding all of the tax revenue (1 percent of assessed value per year) generated in years 2008 (start of construction) through 2048 (remaining life of Redevelopment Area) in constant 2005 dollars. However, this amount will be reduced by pass-throughs to the City's General Fund and other taxing agencies, the Housing Set-Aside, ERAF shift, and Agency administrative fees, resulting in net tax increment proceeds. This revenue may support bonds for improvements or housing, or the increment could be used as "pay-as-you-go" funding.

## OTHER ECONOMIC EFFECTS

### CONSTRUCTION VALUE AND CONSTRUCTION JOBS

Rehabilitation of historic buildings and construction of new residential, commercial, and parking structures will generate a construction value, calculated in **Table A-9**. It is assumed that approximately half of the construction costs will be for labor. Based on an average yearly wage for construction workers in the Oakland area, the construction job-years created by the Project were estimated. These calculations are also illustrated in **Table A-9**.

### TOTAL NEW HOUSEHOLD EXPENDITURES

New project households are expected to spend approximately 72 percent of their household incomes on taxable and non-taxable goods and services, including housing, based on data collected by the U.S. Bureau of Labor Statistics Consumer Expenditure Survey. Non-taxable expenditures such as groceries, housing, health care, education, and insurance are estimated by multiplying a household's average annual income by

72 percent and subtracting the household's estimated taxable expenditures. Although none of these non-taxable expenditures has a direct impact on the City's General Fund, expenditures within the City of Oakland will have indirect effects on the economy of the City and the region. Approximately 28 percent of household expenditures are taxable; annual sales tax revenue to the City's General Fund is estimated in **Table A-2**.



**Economic &  
Planning Systems**

*Real Estate Economics*

*Regional Economics*

*Public Finance*

*Land Use Policy*

## APPENDIX A:

# MAXIMUM PROPOSED PROJECT



**Appendix A**  
**Table of Contents**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

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<b>Table #</b>	<b>Name</b>
<b><u>Impact Estimating Methodology</u></b>	
Table A-1	Project Description
Table A-2	Annual Fiscal Impact Summary
Table A-3	City of Oakland's General Fund 2004-05 and Estimating Factors
Table A-4	Citywide Demographic Data
<b><u>Revenues</u></b>	
Table A-5	Transfer Tax Calculation
Table A-6	Sales Tax Calculation
Table A-7	Utility Tax Calculation
Table A-8	Redevelopment Agency Property Tax Collection
Table A-9	Construction Value and Jobs

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**Table A-1**  
**Project Description**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

	Total at Buildout	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b><u>Residential</u></b>											
Residential Units	3,100	310	310	310	310	310	310	310	310	310	310
<i>Cumulative</i>	<i>3,100</i>	<i>310</i>	<i>620</i>	<i>930</i>	<i>1,240</i>	<i>1,550</i>	<i>1,860</i>	<i>2,170</i>	<i>2,480</i>	<i>2,790</i>	<i>3,100</i>
Residents (1)	5,050	505	505	505	505	505	505	505	505	505	505
<i>Cumulative</i>	<i>5,050</i>	<i>505</i>	<i>1,010</i>	<i>1,515</i>	<i>2,020</i>	<i>2,525</i>	<i>3,030</i>	<i>3,535</i>	<i>4,040</i>	<i>4,545</i>	<i>5,050</i>
<b><u>Non-Residential</u></b>											
9th Ave. Terminal Rehabilitation	18,000	18,000	0	0	0	0	0	0	0	0	0
<i>Cumulative</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>	<i>18,000</i>
New Retail	182,000	0	0	60,667	0	60,667	0	60,667	0	0	0
<i>Cumulative</i>	<i>182,000</i>	<i>0</i>	<i>0</i>	<i>60,667</i>	<i>60,667</i>	<i>121,333</i>	<i>121,333</i>	<i>182,000</i>	<i>182,000</i>	<i>182,000</i>	<i>182,000</i>
Employees (2)	550	4	0	182	0	182	0	182	0	0	0
<i>Cumulative</i>	<i>550</i>	<i>4</i>	<i>4</i>	<i>186</i>	<i>186</i>	<i>368</i>	<i>368</i>	<i>550</i>	<i>550</i>	<i>550</i>	<i>550</i>

(1) Assumes: 1.7 persons per household  
4.17% housing vacancy rate

(2) Assumes: 10.0% retail vacancy rate  
300 sq. ft. per employee  
4 employees at 9th St. Terminal

Source: Signature Properties; Economic & Planning Systems, Inc.

**Table A-2  
Annual Fiscal Impact Summary  
Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #1411!**

Item	Total	2008	2009	2010	2011
<b>CITY GENERAL FUND</b>					
<b>Revenues (Annual)</b>					
Property Tax	\$1,225,949	\$72,585	\$148,073	\$235,336	\$316,895
Property Transfer Tax	\$2,373,262	\$197,385	\$402,665	\$620,855	\$842,642
Sales Tax	\$767,849	\$47,686	\$96,326	\$227,838	\$278,443
Vehicle License Fee (VLF)	\$24,222	\$2,422	\$4,844	\$7,267	\$9,689
VLF Property Tax Return (3'	\$266,389	\$26,639	\$53,278	\$79,917	\$106,555
Business License Tax	\$123,762	\$900	\$900	\$41,854	\$41,854
Utility Users Tax	\$483,825	\$45,987	\$91,974	\$137,961	\$191,933
Fines & Penalties	\$83,300	\$8,330	\$16,660	\$24,990	\$33,320
<b>Total</b>	<b>\$5,348,558</b>	<b>\$401,934</b>	<b>\$814,720</b>	<b>\$1,376,017</b>	<b>\$1,821,332</b>
<b>Expenditures (Annual)</b>					
General Government	\$60,997	\$6,100	\$12,199	\$18,299	\$24,399
Finance & Management	\$85,448	\$8,545	\$17,090	\$25,634	\$34,179
Police Services	\$1,893,328	\$189,333	\$378,666	\$567,998	\$757,331
Fire Services	\$1,084,578	\$108,458	\$216,916	\$325,373	\$433,831
Parks & Recreation	\$68,231	\$6,823	\$13,646	\$20,469	\$27,293
Library Services	\$63,567	\$6,357	\$12,713	\$19,070	\$25,427
<b>Total</b>	<b>\$3,256,150</b>	<b>\$325,615</b>	<b>\$651,230</b>	<b>\$976,845</b>	<b>\$1,302,460</b>
<b>Net General Fund</b>	<b>\$2,092,409</b>	<b>\$76,319</b>	<b>\$163,490</b>	<b>\$399,173</b>	<b>\$518,872</b>
<b>OTHER CITY REVENUES (At Buildout in 2017)</b>					
Transfer Tax From Initial Sale	\$22,329,698	\$1,973,847	\$2,013,324	\$2,292,465	\$2,094,662
Redevelopment Agency Revenue					
Pass-Throughs to other Agencies (excluding City's General Fund)	\$4,445,064	\$263,180	\$536,886	\$853,286	\$1,149,003
Housing Set-Asides	\$4,050,987	\$328,974	\$671,108	\$1,066,608	\$1,436,254
Net to RDA	\$5,752,858	\$550,309	\$1,122,629	\$1,784,221	\$2,402,566
<b>Total</b>	<b>\$14,248,909</b>	<b>\$1,142,463</b>	<b>\$2,330,624</b>	<b>\$3,704,115</b>	<b>\$4,987,823</b>
<b>OTHER ECONOMIC EFFECTS (At Buildout in 2017)</b>					
Construction Value	\$826,500,000	\$81,440,000	\$78,740,000	\$90,873,333	\$78,740,000
Construction Jobs	6,603	651	629	726	629
New Household Expenditures:					
Taxable Retail	\$109,594,743	\$9,170,398	\$18,707,612	\$28,622,646	\$38,926,798
Other	\$171,983,357	\$14,390,798	\$29,357,228	\$44,916,559	\$61,086,520
<b>Total</b>	<b>\$281,578,100</b>	<b>\$23,561,196</b>	<b>\$48,064,839</b>	<b>\$73,539,204</b>	<b>\$100,013,318</b>

Source: Economic & Planning Systems, Inc.

**Table A-2  
Annual Fiscal Impact Summary  
Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #1411!**

Item	2012	2013	2014	2015	2016	2017
<b>CITY GENERAL FUND</b>						
<b>Revenues (Annual)</b>						
Property Tax	\$410,410	\$498,406	\$682,670	\$857,141	\$1,038,170	\$1,225,949
Property Transfer Tax	\$1,077,833	\$1,317,127	\$1,570,343	\$1,828,196	\$2,095,741	\$2,373,262
Sales Tax	\$411,960	\$464,609	\$600,212	\$654,988	\$710,860	\$767,849
Vehicle License Fee (VLF)	\$12,111	\$14,533	\$16,956	\$19,378	\$21,800	\$24,222
VLF Property Tax Return (3'	\$133,194	\$159,833	\$186,472	\$213,111	\$239,750	\$266,389
Business License Tax	\$82,808	\$82,808	\$123,762	\$123,762	\$123,762	\$123,762
Utility Users Tax	\$237,920	\$291,892	\$337,879	\$391,851	\$437,838	\$483,825
Fines & Penalties	\$41,650	\$49,980	\$58,310	\$66,640	\$74,970	\$83,300
<b>Total</b>	<b>\$2,407,886</b>	<b>\$2,879,189</b>	<b>\$3,576,604</b>	<b>\$4,155,067</b>	<b>\$4,742,891</b>	<b>\$5,348,558</b>
<b>Expenditures (Annual)</b>						
General Government	\$30,499	\$36,598	\$42,698	\$48,798	\$54,898	\$60,997
Finance & Management	\$42,724	\$51,269	\$59,814	\$68,359	\$76,903	\$85,448
Police Services	\$946,664	\$1,135,997	\$1,325,330	\$1,514,663	\$1,703,995	\$1,893,328
Fire Services	\$542,289	\$650,747	\$759,205	\$867,662	\$976,120	\$1,084,578
Parks & Recreation	\$34,116	\$40,939	\$47,762	\$54,585	\$61,408	\$68,231
Library Services	\$31,783	\$38,140	\$44,497	\$50,853	\$57,210	\$63,567
<b>Total</b>	<b>\$1,628,075</b>	<b>\$1,953,690</b>	<b>\$2,279,305</b>	<b>\$2,604,920</b>	<b>\$2,930,535</b>	<b>\$3,256,150</b>
<b>Net General Fund</b>	<b>\$779,811</b>	<b>\$925,500</b>	<b>\$1,297,299</b>	<b>\$1,550,148</b>	<b>\$1,812,356</b>	<b>\$2,092,409</b>
<b>OTHER CITY REVENUES (At Buildout in 2017)</b>						
Transfer Tax From Initial Sale	\$2,375,430	\$2,179,286	\$2,461,747	\$2,267,330	\$2,312,676	\$2,358,930
Redevelopment Agency Revenue						
Pass-Throughs to other Agencies (excluding City's General Fund)	\$1,488,070	\$1,807,129	\$2,475,236	\$3,107,836	\$3,764,213	\$4,445,064
Housing Set-Asides	\$1,860,088	\$2,258,911	\$2,712,788	\$3,142,544	\$3,588,452	\$4,050,987
Net to RDA	\$3,111,555	\$3,778,707	\$4,278,698	\$4,752,116	\$5,243,329	\$5,752,858
<b>Total</b>	<b>\$6,459,713</b>	<b>\$7,844,748</b>	<b>\$9,466,722</b>	<b>\$11,002,496</b>	<b>\$12,595,993</b>	<b>\$14,248,909</b>
<b>OTHER ECONOMIC EFFECTS (At Buildout in 2017)</b>						
Construction Value	\$90,873,333	\$78,740,000	\$90,873,333	\$78,740,000	\$78,740,000	\$78,740,000
Construction Jobs	726	629	726	629	629	629
New Household Expenditures:						
Taxable Retail	\$49,631,668	\$60,749,161	\$72,291,502	\$84,271,237	\$96,701,244	\$109,594,743
Other	\$77,885,313	\$95,331,623	\$113,444,631	\$132,244,027	\$151,750,021	\$171,983,357
<b>Total</b>	<b>\$127,516,980</b>	<b>\$156,080,784</b>	<b>\$185,736,133</b>	<b>\$216,515,264</b>	<b>\$248,451,265</b>	<b>\$281,578,100</b>

Source: Economic & Planning Systems, Inc.

**Table A-3**  
**City of Oakland's General Fund 2004-05 and Estimating Factors**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Table Reference	2004-05 Mid-Cycle Amended	Percent Variable Costs (1)	Estimating Factor (2)
<b>Revenues</b>				
State Take Back		(\$6,900,000)	-	-
Property Tax	Table A-8	\$75,440,000	-	27.6% of RDA pass-thru
Property Transfer Tax	Table A-5	\$47,010,000	-	\$15.00 per \$1,000 AV
Sales Tax	Table A-6	\$41,410,000	-	1.00% of taxable sales
Vehicle License Fee (VLF)		\$2,001,698	-	\$4.80 per capita
VLF Property Tax Return (3)		\$22,014,050	-	\$52.75 per capita
Business License Tax		\$44,660,000	-	\$225 per employee
Utility Users Tax	Table A-7	\$48,607,226	-	7.5% of Utility Bill
Transient Occupancy Tax		\$9,930,000	-	-
License and Permits		\$14,649,206	-	-
Fines & Penalties		\$27,535,200	25%	\$16 per capita
Interest Income		\$0	-	-
Service Charges		\$51,722,639	-	-
Grants & Subsidies		\$105,500	-	-
Miscellaneous		\$9,110,493	-	-
<i>Subtotal Revenues</i>		\$387,296,012		
Interfund Transfers		\$6,900,000	-	-
<b>Total Revenues</b>		<b>\$394,196,012</b>		
<b>Expenditures</b>				
General Government (4)		\$20,162,964	25%	\$12 per capita
Finance & Management		\$28,245,333	25%	\$17 per capita
Police Services		\$156,462,424	-	\$375 per capita
Fire Services		\$89,628,254	-	\$215 per capita
Public Works		\$924,506	-	-
Parks & Recreation		\$11,277,121	50%	\$14 per capita
Library Services		\$10,506,143	50%	\$13 per capita
Cultural Arts & Marketing		\$7,064,482	-	-
Human Services		\$6,300,768	-	-
Community & Economic Development		\$20,620,134	-	-
Non-Departmental		\$52,754,119	-	-
<i>Subtotal Expenditures</i>		\$403,946,248		
Capital Improvement Program		\$20,000	-	-
<b>Total Expenditures</b>		<b>\$403,966,248</b>		

(1) Percentage of costs that increase with growth, as opposed to fixed costs.

(2) The estimating factors are the methods used to project the fiscal impact of each item (e.g., a "per capita" basis using the City budget/population), or based on a formula or State statute (e.g., sales tax is 1% of taxable sales multiplied by taxable sales generated by the Project). See **Appendix A** for detailed calculations.

(3) Estimate of VLF and VLF Property Tax Return from State Controller's Office Division of Accounting and Reporting, 10/16/2004.

(4) Includes Mayor, City Council, City Administrator, City Clerk, City Attorney, and City Auditor.

Source: City of Oakland FY 2004-2005 Midcycle Amended Budget Summary; Economic & Planning Systems, Inc.

**Table A-4**  
**Citywide Demographic Data**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

<b>Item</b>	<b>Amount</b>	<b>Source</b>
Households (2004)	155,402	Oak to 9th Project EIR (2005)
Mean Household Income (2004\$)	\$66,696	ABAG Projections 2005 (1)
Single-Family Housing Units	78,752	DoF
Multifamily Housing Units	81,380	DoF
Persons per Household	1.7	Oak to 9th Project EIR (2005)
Housing Vacancy	4.17%	DoF
Population	417,346	Oak to 9th Project EIR (2005)
Employees	198,469	Oak to 9th Project EIR (2005)
Square Feet per Employee	300	EPS
Retail Vacancy	10%	EPS
Daytime Population	516,581	Residents plus 0.5 employees

(1) Adjusted for inflation based on BLS San Francisco Area "All Expenditures" Consumer Price Index (CPI).

Sources: California DoF; Oak to 9th Project EIR, 11/15/04; ABAG *Projections 2005*; Hausrath Economics Group; Economic & Planning Systems, Inc.

**Table A-5**  
**Transfer Tax Calculation**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

	Value	Total at Buildout	2008	2009	2010	2011
<b>Assessed Value</b>						
<u>Residential (1)</u>						
Annual		3,100	310	310	310	310
AV - Annual		\$1,440,871,509	\$131,589,792	\$134,221,588	\$136,906,020	\$139,644,140
Cumulative		3,100	310	620	930	1,240
AV - Cumulative		\$1,572,619,825	\$131,589,792	\$268,443,176	\$410,718,059	\$558,576,560
<u>Retail (2)</u>						
Annual			0	0	60,667	0
AV - Annual		\$47,775,000	\$0	\$0	\$15,925,000	\$0
Cumulative		182,000	0	0	60,667	60,667
AV - Cumulative	\$1.75 per Sq. Ft. lease rate	\$47,775,000	\$1.75	\$1.75	\$1.75	\$1.75
			\$0	\$0	\$15,925,000	\$15,925,000
<u>Rehabilitated Historic Building (3)</u>						
Annual			18,000	0	0	0
AV - Annual		\$0	\$0	\$0	\$0	\$0
Cumulative		18,000	18,000	18,000	18,000	18,000
AV - Cumulative	\$0.00 per Sq. Ft. value	\$0	\$0.00	\$0.00	\$0.00	\$0.00
			\$0	\$0	\$0	\$0
<b>Total Project AV</b>		<b>\$1,620,394,825</b>	<b>\$131,589,792</b>	<b>\$268,443,176</b>	<b>\$426,643,059</b>	<b>\$574,501,560</b>
<b>Transfer Tax at Initial Sale</b>	\$15.00 per \$1,000 AV	<b>\$22,329,698</b>	<b>\$1,973,847</b>	<b>\$2,013,324</b>	<b>\$2,292,465</b>	<b>\$2,094,662</b>
Annual Transfer Tax Revenue to City's General Fund (4)	10% residential turnover rate	\$2,358,930	\$197,385	\$402,665	\$616,077	\$837,865
	2% commercial turnover rate	\$14,333	\$0	\$0	\$4,778	\$4,778
<b>Total Annual Transfer Tax</b>		<b>\$2,373,262</b>	<b>\$197,385</b>	<b>\$402,665</b>	<b>\$620,855</b>	<b>\$842,642</b>

(1) Assumes a 2% "real" growth rate (i.e. 2% appreciation above inflation)

(2) Assumes a \$1.75 lease rate and an 8% cap rate.

(3) Assumes the rehabilitated Historic Building has no market value.

(4) Assumes that, on average, 10% of the residences and 2% of commercial properties are sold in a given year.

Source: City of Oakland; County of Alameda; Signature Properties, Inc.; Economic & Planning Systems, Inc.

**Table A-5  
Transfer Tax Calculation  
Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

	2012	2013	2014	2015	2016	2017
<b>Assessed Value</b>						
<u>Residential (1)</u>						
Annual	310	310	310	310	310	310
AV - Annual	\$142,437,023	\$145,285,763	\$148,191,479	\$151,155,308	\$154,178,414	\$157,261,983
Cumulative	1,550	1,860	2,170	2,480	2,790	3,100
AV - Cumulative	\$712,185,114	\$871,714,579	\$1,037,340,350	\$1,209,242,465	\$1,387,605,728	\$1,572,619,825
<u>Retail (2)</u>						
Annual	60,667	0	60,667	0	0	0
AV - Annual	\$15,925,000	\$0	\$15,925,000	\$0	\$0	\$0
Cumulative	121,333	121,333	182,000	182,000	182,000	182,000
AV - Cumulative	\$31,850,000	\$31,850,000	\$47,775,000	\$47,775,000	\$47,775,000	\$47,775,000
<u>Rehabilitated Historic Building (3)</u>						
Annual	0	0	0	0	0	0
AV - Annual	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative	18,000	18,000	18,000	18,000	18,000	18,000
AV - Cumulative	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Project AV</b>	<b>\$744,035,114</b>	<b>\$903,564,579</b>	<b>\$1,085,115,350</b>	<b>\$1,257,017,465</b>	<b>\$1,435,380,728</b>	<b>\$1,620,394,825</b>
<b>Transfer Tax at Initial Sale</b>	<b>\$2,375,430</b>	<b>\$2,179,286</b>	<b>\$2,461,747</b>	<b>\$2,267,330</b>	<b>\$2,312,676</b>	<b>\$2,358,930</b>
Annual Transfer Tax Revenue to City's General Fund (4)	\$1,068,278	\$1,307,572	\$1,556,011	\$1,813,864	\$2,081,409	\$2,358,930
	<u>\$9,555</u>	<u>\$9,555</u>	<u>\$14,333</u>	<u>\$14,333</u>	<u>\$14,333</u>	<u>\$14,333</u>
<b>Total Annual Transfer Tax</b>	<b>\$1,077,833</b>	<b>\$1,317,127</b>	<b>\$1,570,343</b>	<b>\$1,828,196</b>	<b>\$2,095,741</b>	<b>\$2,373,262</b>

(1) Assumes a 2% "real" growth rate (i.e. 2% appreciation above inflation)

(2) Assumes a \$1.75 lease rate and an 8% cap rate.

(3) Assumes the rehabilitated Historic Building has no market value.

(4) Assumes that, on average, 10% of the residences and 2% of commercial properties are sold in a given year.

Source: City of Oakland; County of Alameda; Signature Properties, Inc.; Economic & Planning Systems, Inc.



**Table A-6**  
**Sales Tax Calculation**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Assumptions	Total at Buildout	2008	2009	2010	2011
Average HH Taxable Retail Exp. (1)	28% of income	\$36,892	\$30,869	\$31,487	\$32,116	\$32,759
Total HH Exp. Captured by Oakland (2)	65% of taxable exp.	\$23,979	\$20,065	\$20,466	\$20,876	\$21,293
New Occupied Homes (3)		2,971	297	594	891	1,188
New Taxable Sales in Oakland, attributable to New Homes		\$65,268,644	\$5,960,759	\$12,040,732	\$18,242,306	\$24,567,910
Total New Sales Tax	1% of taxable sales	\$652,686	\$59,608	\$120,407	\$182,423	\$245,679
Total New Sales Tax outside Project Area Retail (4)	80% of new sales tax	\$522,149	\$47,686	\$96,326	\$145,938	\$196,543
<b>Sales Tax Generated From New Project Retail (5)</b>						
New Occupied Retail Sq. Ft.		163,800	0	0	54,600	54,600
New Retail Sales	\$150 Sales per Sq. Ft.	\$24,570,000	\$0	\$0	\$8,190,000	\$8,190,000
Sales Tax Generated by Project Area Retail	1% of taxable sales	\$245,700	\$0	\$0	\$81,900	\$81,900
<b>Total Sales Tax Generated by Project</b>		<b>\$767,849</b>	<b>\$47,686</b>	<b>\$96,326</b>	<b>\$227,838</b>	<b>\$278,443</b>

- (1) The U.S. Bureau of Labor Statistics Consumer Expenditure Survey indicates that Bay Area households with average incomes approximately \$75,000 spend 28% of income on taxable expenditures.  
(2) Assumes 65% of taxable expenditures made by Oakland households are made within Oakland.  
(3) Assumes a residential vacancy rate of 4.17%.  
(4) Assumes 80% of taxable expenditures made by new project households are made outside the project's new retail development.  
(5) Assumes 10% retail vacancy rate; retail uses achieve \$150 in sales per square foot.

Source: U.S. Bureau of Labor Statistics, City of Oakland; Economic & Planning Systems, Inc.

**Table A-6**  
**Sales Tax Calculation**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	2012	2013	2014	2015	2016	2017
Average HH Taxable Retail Exp. (1)	\$33,414	\$34,082	\$34,764	\$35,459	\$36,168	\$36,892
Total HH Exp. Captured by Oakland (2)	\$21,719	\$22,153	\$22,596	\$23,048	\$23,509	\$23,979
New Occupied Homes (3)	1,485	1,782	2,080	2,377	2,674	2,971
New Taxable Sales in Oakland, attributable to New Homes	\$31,020,027	\$37,601,186	\$44,313,969	\$51,161,007	\$58,144,985	\$65,268,644
Total New Sales Tax	\$310,200	\$376,012	\$443,140	\$511,610	\$581,450	\$652,686
Total New Sales Tax outside Project Area Retail (4)	\$248,160	\$300,809	\$354,512	\$409,288	\$465,160	\$522,149
<b>Sales Tax Generated From New Project Retail (5)</b>						
New Occupied Retail Sq. Ft.	109,200	109,200	163,800	163,800	163,800	163,800
New Retail Sales	\$16,380,000	\$16,380,000	\$24,570,000	\$24,570,000	\$24,570,000	\$24,570,000
Sales Tax Generated by Project Area Retail	\$163,800	\$163,800	\$245,700	\$245,700	\$245,700	\$245,700
<b>Total Sales Tax Generated by Project</b>	<b>\$411,960</b>	<b>\$464,609</b>	<b>\$600,212</b>	<b>\$654,988</b>	<b>\$710,860</b>	<b>\$767,849</b>

- (1) The U.S. Bureau of Labor Statistics Consumer Expenditure Survey indicates that Bay Area households with average incomes approximately \$75,000 spend 28% of income on taxable expenditures.  
(2) Assumes 65% of taxable expenditures made by Oakland households are made within Oakland.  
(3) Assumes a residential vacancy rate of 4.17%.  
(4) Assumes 80% of taxable expenditures made by new project households are made outside the project's new retail development.  
(5) Assumes 10% retail vacancy rate; retail uses achieve \$150 in sales per square foot.

Source: U.S. Bureau of Labor Statistics, City of Oakland; Economic & Planning Systems, Inc.

**Table A-7  
Utility Tax Calculation  
Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Assumptions	Total at Buildout	2008	2009	2010	2011	
<b>Residential</b>						
Typical Household Utility bill (1)						
Telephone bill	\$40.00 per mo.					
Electricity bill	\$60.00 per mo.					
Gas bill	\$32.00 per mo.					
Cable bill (2)	\$40.00 per mo.					
Total Monthly Utility bill	\$172.00					
Annual Utility bill per Household	\$2,064	\$6,131,587	\$613,159	\$1,226,317	\$1,839,476	\$2,452,635
<b>Residential Utility Tax (3)</b>	7.5% of utility bills	<b>\$459,869</b>	\$45,987	\$91,974	\$137,961	\$183,948
<b>Commercial</b>						
Annual Retail Sales (4)		\$24,570,000	\$0	\$0	\$0	\$8,190,000
Annual Utility costs (5)	1.3% of total retail sales	\$319,410	\$0	\$0	\$0	\$106,470
<b>Commercial Utility Tax</b>	7.5% of utility bills	\$23,956	\$0	\$0	\$0	\$7,985
<b>Total Utility Taxes</b>		<b>\$483,825</b>	\$45,987	\$91,974	\$137,961	\$191,933

(1) EPS assumption.

(2) Assumes all units receive cable service.

(3) Utility tax charged on gas, electricity, cable, and phone. Excludes water and garbage.

(4) Assumes 10% retail vacancy rate; retail uses achieve \$150 in sales per square foot.

(5) EPS Assumption.

Sources: City of Oakland, Economic & Planning Systems, Inc.

**Table A-7  
Utility Tax Calculation  
Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Assumptions	2012	2013	2014	2015	2016	2017
<b>Residential</b>						
Typical Household Utility bill (1)						
Telephone bill	\$40.00 per mo.					
Electricity bill	\$60.00 per mo.					
Gas bill	\$32.00 per mo.					
Cable bill (2)	\$40.00 per mo.					
Total Monthly Utility bill	\$172.00					
Annual Utility bill per Household	\$2,064	\$3,065,793	\$3,678,952	\$4,292,111	\$4,905,269	\$5,518,428
<b>Residential Utility Tax (3)</b>	7.5% of utility bills	\$229,935	\$275,921	\$321,908	\$367,895	\$413,882
<b>Commercial</b>						
Annual Retail Sales (4)		\$8,190,000	\$16,380,000	\$16,380,000	\$24,570,000	\$24,570,000
Annual Utility costs (5)	1.3% of total retail sale	\$106,470	\$212,940	\$212,940	\$319,410	\$319,410
<b>Commercial Utility Tax</b>	7.5% of utility bills	\$7,985	\$15,971	\$15,971	\$23,956	\$23,956
<b>Total Utility Taxes</b>		\$237,920	\$291,892	\$337,879	\$391,851	\$437,838

(1) EPS assumption.

(2) Assumes all units receive cable service.

(3) Utility tax charged on gas, electricity, cable, and phone. Excludes water and garbage.

(4) Assumes 10% retail vacancy rate; retail uses achieve \$150 in sales per square foot.

(5) EPS Assumption.

Sources: City of Oakland, Economic & Planning Systems, Inc.

**Table A-8**  
**Redevelopment Agency Property Tax Collection**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Assumptions	Total at Buildout	Total Over Remaining Life of Redev. Area	Fiscal Year Ending			
				2008 5	2009 6	2010 7	2011 8
Gross Tax Increment	1.0% of AV New Base Yr. 11 to 30 New Base Yr. 31 to 45	\$16,203,948	\$779,073,944	\$1,315,898	\$2,684,432	\$4,266,431	\$5,745,016
<b>Tier 1 Pass-Through Obligations (1)</b>	20.0% of Total Tax Revenue	\$3,240,790	\$155,814,789	\$263,180	\$536,886	\$853,286	\$1,149,003
<b>Tier 2 Pass-Through Obligations (1)</b>	16.8% of Total Tax Revenue	\$1,204,275	\$72,632,879	\$0	\$0	\$0	\$0
<b>Tier 3 Pass-Through Obligations (1)</b>	11.2% of Total Tax Revenue	\$0	\$6,381,619	\$0	\$0	\$0	\$0
Subtotal Pass-Throughs		\$4,445,064	\$234,829,287	\$263,180	\$536,886	\$853,286	\$1,149,003
<b>Percent of Pass-Throughs to the City's General Fund</b>	27.6% of Pass-Throughs	\$1,225,949	\$64,765,917	\$72,585	\$148,073	\$235,336	\$316,895
<b>Low-Moderate Income Housing Fund (2)</b>	25.0% of Total Tax Revenue	\$4,050,987	\$194,768,486	\$328,974	\$671,108	\$1,066,608	\$1,436,254
ERAF Shift (3)	5.8% of Total Tax Revenue	<u>\$939,829</u>	<u>\$45,186,289</u>	<u>\$76,322</u>	<u>\$155,697</u>	<u>\$247,453</u>	<u>\$333,211</u>
Tax Increment Available		\$6,768,068	\$304,289,882	\$647,422	\$1,320,740	\$2,099,084	\$2,826,548
Agency Admin (4)	15.0% of Total Tax Revenue	<u>\$1,015,210</u>	<u>\$24,329,642</u>	<u>\$97,113</u>	<u>\$198,111</u>	<u>\$314,863</u>	<u>\$423,982</u>
<b>Net Tax Increment</b>		\$5,752,858	\$279,960,240	\$550,309	\$1,122,629	\$1,784,221	\$2,402,566

(1) AB 1290 Pass-Throughs. Tier 2 commences in year 11, and Tier 3 commences in year 31.

(2) According to Patrick Lane of the City of Oakland Redevelopment Agency, the Low-Moderate Income Housing Fund percentage increased from 20% to 25% in 2001.

(3) According to Patrick Lane of the City of Oakland Redevelopment Agency, the ERAF shift will end in FY '05-06, but the City is anticipating that the deductions could continue. For our estimates, we are assuming the Agency's deduction of 5.8% for FY '06-07 for the life of the project.

(4) Administration of the Project Area is funded over the 30-year effective life of the Redevelopment Plan.

Source: City of Oakland; County of Alameda; Economic & Planning Systems, Inc.

**Table A-8**  
**Redevelopment Agency Property Tax Collection**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Fiscal Year Ending							
	2012 9	2013 10	2014 11	2015 12	2016 13	2017 14	2018 15	2019 16
Gross Tax Increment	\$7,440,351	\$9,035,646	\$10,851,153 \$1,815,508	\$12,570,175 \$3,534,529	\$14,353,807 \$5,318,161	\$16,203,948 \$7,168,302	\$16,518,472 \$7,482,826	\$16,839,287 \$7,803,641
<b>Tier 1 Pass-Through Obligations (1)</b>	\$1,488,070	\$1,807,129	\$2,170,231	\$2,514,035	\$2,870,761	\$3,240,790	\$3,303,694	\$3,367,857
<b>Tier 2 Pass-Through Obligations (1)</b>	\$0	\$0	\$305,005	\$593,801	\$893,451	\$1,204,275	\$1,257,115	\$1,311,012
<b>Tier 3 Pass-Through Obligations (1)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Pass-Throughs	\$1,488,070	\$1,807,129	\$2,475,236	\$3,107,836	\$3,764,213	\$4,445,064	\$4,560,809	\$4,678,869
<b>Percent of Pass-Throughs to the City's General Fund</b>	\$410,410	\$498,406	\$682,670	\$857,141	\$1,038,170	\$1,225,949	\$1,257,871	\$1,290,432
<b>Low-Moderate Income Housing Fund (2)</b>	\$1,860,088	\$2,258,911	\$2,712,788	\$3,142,544	\$3,588,452	\$4,050,987	\$4,129,618	\$4,209,822
ERAF Shift (3)	<u>\$431,540</u>	<u>\$524,067</u>	<u>\$629,367</u>	<u>\$729,070</u>	<u>\$832,521</u>	<u>\$939,829</u>	<u>\$958,071</u>	<u>\$976,679</u>
Tax Increment Available	\$3,660,653	\$4,445,538	\$5,033,762	\$5,590,725	\$6,168,622	\$6,768,068	\$6,869,973	\$6,973,917
Agency Admin (4)	<u>\$549,098</u>	<u>\$666,831</u>	<u>\$755,064</u>	<u>\$838,609</u>	<u>\$925,293</u>	<u>\$1,015,210</u>	<u>\$1,030,496</u>	<u>\$1,046,088</u>
<b>Net Tax Increment</b>	\$3,111,555	\$3,778,707	\$4,278,698	\$4,752,116	\$5,243,329	\$5,752,858	\$5,839,477	\$5,927,830

(1) AB 1290 Pass-Throughs. Tier 2 commences in year 11, and Tier 3 commences in year 31.

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(4) Administration of the Project Area is funded over the 30-year effective life of the Redevelopment Plan.

Source: City of Oakland; County of Alameda; Economic & Planning Systems, Inc.

**Table A-8**  
**Redevelopment Agency Property Tax Collection**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Fiscal Year Ending							
	2020 17	2021 18	2022 19	2023 20	2024 21	2025 22	2026 23	2027 24
Gross Tax Increment	\$17,166,517 \$8,130,872	\$17,500,293 \$8,464,647	\$17,840,744 \$8,805,098	\$18,188,003 \$9,152,358	\$18,542,209 \$9,506,563	\$18,903,498 \$9,867,852	\$19,272,013 \$10,236,367	\$19,647,898 \$10,612,252
<b>Tier 1 Pass-Through Obligations (1)</b>	\$3,433,303	\$3,500,059	\$3,568,149	\$3,637,601	\$3,708,442	\$3,780,700	\$3,854,403	\$3,929,580
<b>Tier 2 Pass-Through Obligations (1)</b>	\$1,365,986	\$1,422,061	\$1,479,256	\$1,537,596	\$1,597,103	\$1,657,799	\$1,719,710	\$1,782,858
<b>Tier 3 Pass-Through Obligations (1)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Pass-Throughs	\$4,799,290	\$4,922,119	\$5,047,405	\$5,175,197	\$5,305,544	\$5,438,499	\$5,574,112	\$5,712,438
<b>Percent of Pass-Throughs to the City's General Fund</b>	\$1,323,644	\$1,357,520	\$1,392,074	\$1,427,319	\$1,463,269	\$1,499,938	\$1,537,340	\$1,575,490
<b>Low-Moderate Income Housing Fund (2)</b>	\$4,291,629	\$4,375,073	\$4,460,186	\$4,547,001	\$4,635,552	\$4,725,874	\$4,818,003	\$4,911,974
ERAF Shift (3)	<u>\$995,658</u>	<u>\$1,015,017</u>	<u>\$1,034,763</u>	<u>\$1,054,904</u>	<u>\$1,075,448</u>	<u>\$1,096,403</u>	<u>\$1,117,777</u>	<u>\$1,139,578</u>
Tax Increment Available	\$7,079,940	\$7,188,083	\$7,298,389	\$7,410,902	\$7,525,664	\$7,642,722	\$7,762,121	\$7,883,907
Agency Admin (4)	<u>\$1,061,991</u>	<u>\$1,078,213</u>	<u>\$1,094,758</u>	<u>\$1,111,635</u>	<u>\$1,128,850</u>	<u>\$1,146,408</u>	<u>\$1,164,318</u>	<u>\$1,182,586</u>
<b>Net Tax Increment</b>	\$6,017,949	\$6,109,871	\$6,203,631	\$6,299,266	\$6,396,814	\$6,496,313	\$6,597,803	\$6,701,321

(1) AB 1290 Pass-Throughs. Tier 2 commences in year 11, and Tier 3 commences in year 31.

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Source: City of Oakland; County of Alameda; Economic & Planning Systems, Inc.

**Table A-8**  
**Redevelopment Agency Property Tax Collection**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Fiscal Year Ending								
	2028 25	2029 26	2030 27	2031 28	2032 29	2033 30	2034 31	2035 32	
Gross Tax Increment	\$20,031,301	\$20,422,372	\$20,821,264	\$21,228,135	\$21,643,142	\$22,066,450	\$22,498,224	\$22,938,634	
	\$10,995,655	\$11,386,726	\$11,785,619	\$12,192,489	\$12,607,497	\$13,030,804	\$13,462,578	\$13,902,988	
							\$431,774	\$872,183	
<b>Tier 1 Pass-Through Obligations (1)</b>	\$4,006,260	\$4,084,474	\$4,164,253	\$4,245,627	\$4,328,628	\$4,413,290	\$4,499,645	\$4,587,727	
<b>Tier 2 Pass-Through Obligations (1)</b>	\$1,847,270	\$1,912,970	\$1,979,984	\$2,048,338	\$2,118,059	\$2,189,175	\$2,261,713	\$2,335,702	
<b>Tier 3 Pass-Through Obligations (1)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$48,359	\$97,685	
Subtotal Pass-Throughs	\$5,853,530	\$5,997,444	\$6,144,237	\$6,293,965	\$6,446,688	\$6,602,465	\$6,809,717	\$7,021,113	
<b>Percent of Pass-Throughs to the City's General Fund</b>	\$1,614,404	\$1,654,095	\$1,694,581	\$1,735,876	\$1,777,997	\$1,820,960	\$1,878,120	\$1,936,423	
<b>Low-Moderate Income Housing Fund (2)</b>	\$5,007,825	\$5,105,593	\$5,205,316	\$5,307,034	\$5,410,786	\$5,516,613	\$5,624,556	\$5,734,658	
ERAF Shift (3)	<u>\$1,161,815</u>	<u>\$1,184,498</u>	<u>\$1,207,633</u>	<u>\$1,231,232</u>	<u>\$1,255,302</u>	<u>\$1,279,854</u>	<u>\$1,304,897</u>	<u>\$1,330,441</u>	
Tax Increment Available	\$8,008,130	\$8,134,837	\$8,264,078	\$8,395,904	\$8,530,367	\$8,667,518	\$8,759,054	\$8,852,421	
Agency Admin (4)	<u>\$1,201,219</u>	<u>\$1,220,226</u>	<u>\$1,239,612</u>	<u>\$1,259,386</u>	<u>\$1,279,555</u>	<u>\$1,300,128</u>	\$0	\$0	
<b>Net Tax Increment</b>	\$6,806,910	\$6,914,611	\$7,024,466	\$7,136,518	\$7,250,812	\$7,367,391	\$8,759,054	\$8,852,421	

(1) AB 1290 Pass-Throughs. Tier 2 commences in year 11, and Tier 3 commences in year 31.

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Source: City of Oakland; County of Alameda; Economic & Planning Systems, Inc.



**Table A-8**  
**Redevelopment Agency Property Tax Collection**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Fiscal Year Ending							
	2036 33	2037 34	2038 35	2039 36	2040 37	2041 38	2042 39	2043 40
Gross Tax Increment	\$23,387,851	\$23,846,053	\$24,313,419	\$24,790,133	\$25,276,380	\$25,772,353	\$26,278,245	\$26,794,255
	\$14,352,206	\$14,810,408	\$15,277,774	\$15,754,487	\$16,240,735	\$16,736,707	\$17,242,599	\$17,758,609
	\$1,321,401	\$1,779,603	\$2,246,969	\$2,723,683	\$3,209,930	\$3,705,903	\$4,211,795	\$4,727,805
<b>Tier 1 Pass-Through Obligations (1)</b>	\$4,677,570	\$4,769,211	\$4,862,684	\$4,958,027	\$5,055,276	\$5,154,471	\$5,255,649	\$5,358,851
<b>Tier 2 Pass-Through Obligations (1)</b>	\$2,411,171	\$2,488,148	\$2,566,666	\$2,646,754	\$2,728,443	\$2,811,767	\$2,896,757	\$2,983,446
<b>Tier 3 Pass-Through Obligations (1)</b>	\$147,997	\$199,316	\$251,661	\$305,052	\$359,512	\$415,061	\$471,721	\$529,514
Subtotal Pass-Throughs	\$7,236,738	\$7,456,675	\$7,681,010	\$7,909,833	\$8,143,232	\$8,381,299	\$8,624,127	\$8,871,812
<b>Percent of Pass-Throughs to the City's General Fund</b>	\$1,995,892	\$2,056,551	\$2,118,423	\$2,181,532	\$2,245,903	\$2,311,562	\$2,378,534	\$2,446,846
<b>Low-Moderate Income Housing Fund (2)</b>	\$5,846,963	\$5,961,513	\$6,078,355	\$6,197,533	\$6,319,095	\$6,443,088	\$6,569,561	\$6,698,564
ERAF Shift (3)	\$1,356,495	\$1,383,071	\$1,410,178	\$1,437,828	\$1,466,030	\$1,494,796	\$1,524,138	\$1,554,067
Tax Increment Available	\$8,947,655	\$9,044,794	\$9,143,876	\$9,244,939	\$9,348,024	\$9,453,170	\$9,560,419	\$9,669,813
Agency Admin (4)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Tax Increment</b>	\$8,947,655	\$9,044,794	\$9,143,876	\$9,244,939	\$9,348,024	\$9,453,170	\$9,560,419	\$9,669,813

(1) AB 1290 Pass-Throughs. Tier 2 commences in year 11, and Tier 3 commences in year 31.

(2) According to Patrick Lane of the City of Oakland Redevelopment Agency, the Low-Moderate Income Housing Fund percentage increased from 20% to 25% in 2001.

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Source: City of Oakland; County of Alameda; Economic & Planning Systems, Inc.

**Table A-8**  
**Redevelopment Agency Property Tax Collection**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Fiscal Year Ending				
	2044 41	2045 42	2046 43	2047 44	2048 45
Gross Tax Increment	\$27,320,585	\$27,857,442	\$28,405,036	\$28,963,581	\$29,533,298
	\$18,284,939	\$18,821,796	\$19,369,390	\$19,927,936	\$20,497,652
	\$5,254,135	\$5,790,992	\$6,338,586	\$6,897,131	\$7,466,848
<b>Tier 1 Pass-Through Obligations (1)</b>	\$5,464,117	\$5,571,488	\$5,681,007	\$5,792,716	\$5,906,660
<b>Tier 2 Pass-Through Obligations (1)</b>	\$3,071,870	\$3,162,062	\$3,254,057	\$3,347,893	\$3,443,606
<b>Tier 3 Pass-Through Obligations (1)</b>	\$588,463	\$648,591	\$709,922	\$772,479	\$836,287
Subtotal Pass-Throughs	\$9,124,450	\$9,382,141	\$9,644,986	\$9,913,088	\$10,186,552
<b>Percent of Pass-Throughs to the City's General Fund</b>	\$2,516,523	\$2,587,595	\$2,660,087	\$2,734,030	\$2,809,451
<b>Low-Moderate Income Housing Fund (2)</b>	\$6,830,146	\$6,964,360	\$7,101,259	\$7,240,895	\$7,383,325
ERAF Shift (3)	\$1,584,594	\$1,615,732	\$1,647,492	\$1,679,888	\$1,712,931
Tax Increment Available	\$9,781,395	\$9,895,209	\$10,011,298	\$10,129,710	\$10,250,490
Agency Admin (4)	\$0	\$0	\$0	\$0	\$0
<b>Net Tax Increment</b>	\$9,781,395	\$9,895,209	\$10,011,298	\$10,129,710	\$10,250,490

(1) AB 1290 Pass-Throughs. Tier 2 commences in year 11, and Tier 3 commences in year 31.

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Source: City of Oakland; County of Alameda; Economic & Planning Systems, Inc.

**Table A-9  
Construction Value and Jobs  
Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	Value	Total at Buildout
<b>Construction Costs (1)</b>		
Commercial	\$200 per square foot	\$36,400,000
Historic Rehabilitation	\$150 per square foot	\$2,700,000
Residential	\$254,000 per unit	<u>\$787,400,000</u>
<b>Total</b>		<b>\$826,500,000</b>
<b>Construction Jobs</b>		
	40% of construction costs	\$330,600,000
	\$50,070 avg. annual construction salary	<b>6,603</b>

(1) Construction costs are EPS estimates.

Source: Bureau of Labor Statistics: May 2003 Metropolitan Area Occupational  
Employment and Wage Estimates, Oakland, CA PMSA; Economic & Planning Systems, Inc.

**Table A-9**  
**Construction Value and Jobs**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	2008	2009	2010	2011	2012
<b>Construction Costs (1)</b>					
Commercial	\$0	\$0	\$12,133,333	\$0	\$12,133,333
Historic Rehabilitation	\$2,700,000	\$0	\$0	\$0	\$0
Residential	<u>\$78,740,000</u>	<u>\$78,740,000</u>	<u>\$78,740,000</u>	<u>\$78,740,000</u>	<u>\$78,740,000</u>
<b>Total</b>	<u>\$81,440,000</u>	<u>\$78,740,000</u>	<u>\$90,873,333</u>	<u>\$78,740,000</u>	<u>\$90,873,333</u>
<b>Construction Jobs</b>	\$32,576,000	\$31,496,000	\$36,349,333	\$31,496,000	\$36,349,333
	<b>651</b>	<b>629</b>	<b>726</b>	<b>629</b>	<b>726</b>

(1) Construction costs are EPS estimates.

Source: Bureau of Labor Statistics: May 2003 Metropolitan Area Occupational  
Employment and Wage Estimates, Oakland, CA PMSA; Economic & Planning Systems, Inc

**Table A-9**  
**Construction Value and Jobs**  
**Oak to Ninth Mixed Use Project Fiscal Impact Analysis; EPS #14115**

Item	2013	2014	2015	2016	2017
<b>Construction Costs (1)</b>					
Commercial	\$0	\$12,133,333	\$0	\$0	\$0
Historic Rehabilitation	\$0	\$0	\$0	\$0	\$0
Residential	<u>\$78,740,000</u>	<u>\$78,740,000</u>	<u>\$78,740,000</u>	<u>\$78,740,000</u>	<u>\$78,740,000</u>
<b>Total</b>	<u>\$78,740,000</u>	<u>\$90,873,333</u>	<u>\$78,740,000</u>	<u>\$78,740,000</u>	<u>\$78,740,000</u>
<b>Construction Jobs</b>	\$31,496,000	\$36,349,333	\$31,496,000	\$31,496,000	\$31,496,000
	<b>629</b>	<b>726</b>	<b>629</b>	<b>629</b>	<b>629</b>

(1) Construction costs are EPS estimates.

Source: Bureau of Labor Statistics: May 2003 Metropolitan Area Occupational  
Employment and Wage Estimates, Oakland, CA PMSA; Economic & Planning Systems, Inc