



## MEMORANDUM

**DATE:** December 22, 2004

**TO:** Katherine Hess, Paul Navazio

**FROM:** Matt Kowta, Principal

**RE:** Updated Year-by-Year Covell Village Fiscal Model

---

### Introduction

This memo contains the fiscal impact analysis for the Covell Village project. The text provides an overview of the assumptions, methodologies, and results of the analysis. Printouts of the fiscal impact model spreadsheets are also attached.

The tables in the model, which are included at the end of this memo include:

Table 1: Covell Village Development Program, which explains the types and quantities of development that Covell Village would include.

Table 2: Absorption Schedule, lays out assumptions about how the project would be constructed and “absorbed” over time.

Table 3: Estimated Dwelling Unit Equivalents, is a table that estimates the service population (residents and employees) that would live or work within the Covell Village project and converts this into dwelling unit equivalents (DUEs).

Tables 4 through 10, are a series of tables that are used to estimate the municipal revenues that the project would generate over time.

Tables 11 through 17 are a series of tables that are used to estimate the increase in municipal service costs that the project would generate over time.

Table 18 is the Summary of Fiscal Impacts for City of Davis, which shows the projected annual costs, revenues, and net fiscal impacts of the Covell Village project over time.

**Sacramento Region Office** 530.750.2195  
803 Second Street, Suite A 530.750.2194 fax  
Davis, CA 95616 bayareaeconomics.com  
bae1@bae1.com

**Headquarters** 510.549.7310  
Berkeley, CA

Table 19 is the Sensitivity Analysis Results, which shows how the projected net fiscal impacts change as a result of changes in several key modeling assumptions.

Appendices A and B contain background information and calculations used in the fiscal impact model.

### **Methodology**

The fiscal impact analysis focuses on attempting to project the balance of municipal revenues and municipal service costs associated with the Covell Village project over a 15-year period, starting with the first year in which portions of the project are constructed and occupied, extending through an initial development of x years, and then continuing on for an additional x years of stabilized occupancy. Because we do not know exactly when the project would be developed, if approved by the City, we have modeled the fiscal impacts as if the first year of absorption were in 2004-05. The primary focus of the fiscal impact analysis is on the City of Davis General Fund, which is the fund that receives the City's revenues that can be used for discretionary expenditures and which funds the City's primary public municipal services.

This analysis uses a combination of techniques to estimate the increases in costs and revenues. Where possible, the increases in revenues are modeled in the same manner in which they are collected. For example, increases in property tax revenues are based on an estimate of the increase in assessed valuation associated with a given project component, multiplied by the basic property tax rate, multiplied by the estimated property tax share that would be allocated to the City of Davis. In other cases, where this type of detailed modeling is not possible due to lack of data that is specific enough to allow it, we have utilized used revenue multipliers that represent the City's current average revenue per unit of measure, whether that be household, employee, or a combination of residents and employees (i.e., service population<sup>1</sup>). The same general approach applies to the service cost portions of the model.

We believe that, in general, the methodology presents a reasonably conservative analysis of the potential fiscal impacts of the proposed project. It is possible that a more in-depth analysis of individual service areas would yield some opportunities for the City to achieve some economies of scale not factored into this analysis as it expands services. At the same time, this is balanced against the recognition that many departments feel that the current level of service (upon which much of the cost projections are based) is not adequate and that therefore additional costs should be factored into the analysis if the study is to reflect the level of service the public expects.

---

<sup>1</sup> In keeping with widely accepted fiscal impact analysis practice, service population is defined as resident population plus one-half of employees.

Because the fiscal analysis is intended to model the effect of the proposed project on the City of Davis over a 15-year time period, we have incorporated inflation factors for each of the cost and revenue items that are intended to estimate the effect of inflation on the base of costs and revenues over time, separate from the increases in costs and revenues that are associated with growth within the City.

This analysis projects increases in local sales tax revenues based on the increase in local retail spending generated by the project. In other words, this analysis projects local sales tax revenues based on the increase in demand. The analysis does not project the increase based on the potential sales that might be captured within the proposed project's retail facilities.

### **Covell Village Project Description**

The Covell Village project would be developed on a site located at the northwest corner of Covell Boulevard and Poleline Road, in the northeast part of Davis. The fiscal analysis models the impacts of 1,539 housing units, 333,555 square feet of commercial space, 114 acres of parkland, open space and public landscaping, 34 lane-miles of roadway, and associated public and private improvements. The Covell Village site is currently located in unincorporated Yolo County and would be annexed to the City prior to development.

### **Key Assumption Variables**

An analysis such as this requires a number of assumptions. As mentioned above, Exhibit A contains a list of key assumptions. It shows key variables that are incorporated into the fiscal impact model and affect the overall outcome of the analysis. Particularly over a seven-year buildout period and a 15-year total modeling period, it should be expected that actual conditions may vary from the assumptions used in the model. We have included a section at the end of the main analysis that alters key assumptions in the model and compares the fiscal impact model results with the original results, in order to test sensitivity.

Some of the most important variables are the personnel and non-personnel cost inflators, the standard revenue inflation factor, and the assumption regarding the rate of home price appreciation. Additionally, the treatment of fire protection cost estimates has a major effect on the fiscal model results.

In addition to these assumptions, the assumptions regarding the initial home values shown in Table 4 are very important, because they drive the estimates of property tax revenue, which represents a significant source of income for the City.

We have attempted to use a balanced set of assumptions that represent a reasonable expectation about fiscal conditions over time. Rather than attempt to make fine-grained estimates of changes in assumptions over time, we utilize the same assumption for a

given variable for the entire modeling period; thus, these assumptions are intended to represent the “average” condition over the 15-year modeling period.

### **Projected Revenues**

The fiscal model projects that Covell Village would generate revenues of approximately \$386,000 in year one, increasing to approximately \$3.6 million by year 15. Of the year 15 total revenues, the model estimates that approximately 56 percent will come from property taxes. All other individual revenue sources will account for less than 20 percent of the total.

Note that this analysis does not project increases in business license taxes from the Senior Core Facility and for the Day Care center due to the lack of a readily available assumption regarding gross revenues from their operations. This is likely to have an immaterial impact on the results of the fiscal model.

Note that this analysis assumes that the Parks Maintenance tax will be extended for the duration of the analysis period, at the rate of \$49 per residential parcel and \$40 per 1,000 square feet of commercial space, on up to 10,000 square feet of space per commercial property.

---

## Exhibit A: Key Fiscal Impact Analysis Assumptions

---

### Inflation

General Rate of Revenue Inflation:	3.0% per year
Inflation for Personnel Costs:	5.4% per year (a)
Inflation for Non-Personnel Costs:	3.0% per year

### Annual Real Estate Market Price Appreciation

For-Sale Residential	5.0% per year
Multifamily Rental Residential	5.0% per year
Non-Residential	5.0% per year

### Population and Employment Densities

#### Single Family For-Sale

3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)	2.64 persons per unit
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)	2.64 persons per unit
4,700 to 5,699 SF Lots (Old Davis Downtown size)	2.64 persons per unit
5,700 to 6,699 SF Lots (Aspen Subdivision size)	2.64 persons per unit
6,700 to 7,699 SF Lots (Stonegate size)	2.64 persons per unit
7,700 to 9,499 SF Lots	2.64 persons per unit
9,500 to 10,500 SF Lots	2.64 persons per unit

#### Senior Homes For-Sale

Single Family	1.5 persons per unit
Patio/Cluster Home Lots	1.5 persons per unit

#### Multifamily For-Sale

Six-Plex Cluster Homes	1.8 persons per unit
Co-Housing	1.8 persons per unit

#### Multifamily Rental

Lofts Above Commercial	2.39 persons per unit
Apartments	2.39 persons per unit
Land Dedication (Affordable, Property Tax Exempt)	2.39 persons per unit

#### Senior Congregate Care Core Facility

	1 per bed
--	-----------

#### Non-Residential

Retail	500 square feet per employee
Office	300 square feet per employee
Senior Core Facility	750 square feet per employee
Daycare (Property Tax Exempt)	750 square feet per employee
Church	n.a.
Meeting Space	n.a.
Athletic Club	750 square feet per employee
Hotel/Other	750 square feet per employee
Yolo Hospice - Hospice Facility	750 square feet per employee
Yolo Hospice - Offices	300 square feet per employee

### Variable vs. Fixed Costs for Service Expansion

Department or Function	Percent of General Fund Costs Fixed
Department of Public Works Administration	75%
Department of Public Works Support Services	75%
Community Development Department Overall	75%
Parks and Community Services Administration	75%
General Government Functions Overall	75%

**Property Tax Assessment for Affordable For-Sale Units** Assumed Taxed at Full Market Value

**Property Tax Assessment for Affordable Multifamily Units** Assumed Property Tax Exempt

**Fire Protection Cost Allocation** Allocate Covell Village Pro-rata share of Citywide costs with 4th fire station in operation.

#### Note:

(a) Average reflects a blend of 6.26% annual cost increase for five years and 5.0% cost increase for following 10 years.

Sources: City of Davis Finance Department, Bay Area Economics, 2004.

## **Projected Costs**

Overall, the model projects that service costs for Covell Village will start in year one at approximately \$556,000, increasing to \$3.8 million per year by year 15. At year 15, the largest expenditure category is Parks and Community Services, which accounts for 35 percent of the total. Next is Police, with 29 percent of the total, and after that is Fire, with 23 percent of the total. No other expenditure category accounts for more than seven percent of the total expenditures.

## **Projected Net Fiscal Balance**

As shown at the bottom of Table 18, the projected net fiscal balance for the project changes over time, starting at negative \$169,000 in year one and ending with deficit figure of negative \$156,000 in year 15. The trend in the net fiscal balance is not consistent over time because there are some variations in cost and revenue flows from year to year. By year 15, the net deficit is equal to approximately four percent of total expenditures. This is well within the margin of error for this type of analysis, so the result is that the Covell Village project should be considered to be more or less fiscally neutral based on the set of assumptions used for the modeling exercise.

The fiscal deficits in the first three years of the analysis are largely due to some heavy costs for tree maintenance that are front-loaded due to the need for maintenance to get the newly planted trees established.

## **Sensitivities**

Table 19 summarizes the effect of holding all variables from the fiscal model constant while changing one key variable. The top row of the table re-caps the baseline projected fiscal balance from Table 18. The lines below that one show the results if a key variable described in the far left column is changed.

**Changes in Home Price Appreciation Rates.** Given that property taxes make up the majority of the revenues that the Covell Village project would generate, it is not surprising that the fiscal model is quite sensitive to changes in property generation assumptions. If the single-family home sale price assumption figure is adjusted downward from 5.0 percent annually to 3.0 percent annually, the projected fiscal condition worsens. By year 15, the fiscal deficit would be negative \$552,000 for the year, as compared to negative \$156,000 for the baseline analysis. If the appreciation rate is increased to 7.0 percent per year, the year 15 fiscal balance shifts to a surplus of \$333,000.

**Changes in Population Density Factors.** If the average household size in single-family for-sale units is assumed to decrease from 2.64 persons per household to 2.5 persons per household, the year 15 fiscal deficit would be reduced slightly, to negative \$116,000. If the average household size is assumed to increase to 3.0, then the deficit would increase to negative

\$256,000 in year 15. From this, it seems clear that within product types, the greater the number of people per unit the less advantage it is fiscally.

**Changes in Fire Service Cost Allocation Assumptions.** There are a number of different ways to account for the cost of fire services that the City would provide to Covell Village. The baseline fiscal model takes a moderate approach and assumes that the project would be responsible for a pro-rata share of the costs of the City's expanded fire protection system (with four fire stations). However, if the City determines that the fourth fire station is necessary to improve emergency response times to the north Davis area regardless of Covell Village, then a rationale can be justified to assume that the City of Davis will need to absorb the cost of the additional fire station regardless of Covell Village, but if Covell Village is built, the project will be able to take advantage of excess service capacity that would exist in the fourth station while generating little appreciable marginal cost increase. In this case, we would assume that there is essentially zero cost allocated to Covell Village for fire services. If so, then the year 15 fiscal deficit would erase and the model would project a \$703,000 surplus. On the other hand, it could potentially be argued that absent the increased demand for fire protection services generated by Covell Village, the City will not build the fourth fire station and, therefore, if Covell Village is built it will trigger the need for the fourth station. Then it could be argued that the entire cost of the fourth fire station should be allocated to Covell Village. If so, the projected year 15 fiscal deficit would grow to negative \$2.8 million.

Additional sensitivities can be tested using the electronic fiscal model developed for the Covell Village project.

**Table 1: Covell Village Development Program**

	<b>Units</b>	<b>Average Market Value</b>
<b>Single Family For-Sale</b>		
3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)	50	\$250,000 per unit
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)	220	\$350,000 per unit
4,700 to 5,699 SF Lots (Old Davis Downtown size)	82	\$450,000 per unit
5,700 to 6,699 SF Lots (Aspen Subdivision size)	285	\$687,500 per unit
6,700 to 7,699 SF Lots (Stonegate size)	94	\$770,000 per unit
7,700 to 9,499 SF Lots	95	\$825,000 per unit
9,500 to 10,500 SF Lots	67	\$960,000 per unit
<b>Senior Homes For-Sale</b>		
Single Family	185	\$400,000 per unit
Patio/Cluster Home Lots	0	\$0 per unit
<b>Multifamily Small Projects For Rent/ For Sale</b>		
Six-Plex Cluster Homes (Rental)	24	\$160,000 per unit
Co-Housing Townhouses For-Sale	30	\$450,000 per unit
<b>Multifamily Rental</b>		
Lofts Above Commercial	80	\$218,750 per unit
Apartments	211	\$150,000 per unit
Land Dedication (Affordable, Property Tax Exempt)	116	\$0 per unit
<b>Sub-Total Residential Units</b>	<b>1,539</b>	
<b>Non-Residential</b>		
	<b>Square Feet</b>	
Retail	67,800	\$200 per square foot
Office	43,300	\$200 per square foot
Senior Core Facility	100,000	\$191 per square foot
Daycare (Property Tax Exempt)	2,800	\$0 per square foot
Church (Property Tax Exempt)	9,700	\$0 per square foot
Meeting Space (Property Tax Exempt)	11,300	\$0 per square foot
Athletic Club	30,000	\$200 per square foot
Hotel/Other	38,655	\$200 per square foot
Yolo Hospice - Hospice Facility (Tax Exempt)	20,000	\$0 per square foot
Yolo Hospice - Offices (Tax Exempt)	10,000	\$0 per square foot
<b>Sub-Total Non-Residential Square Feet</b>	<b>333,555</b>	
<b>Parks and Open Space</b>		
	<b>Acres</b>	
Park	11.7	
Mini-Park	9.5	
Greenbelts	23.2	
Restored Habitat	30.8	
Riparian Habitat	31.7	
Roadway Landscaping		
Poleline Green Street	4.0	
Covell Green Street	2.5	
Additional Green Street Added to Existing Covell	1.0	
<b>Streets</b>		
	<b>Acres</b>	<b>Linear Ft.</b>
Alleys (Publicly Maintained)	12.2	26,553
Residential Streets	23.3	39,200
Residential Streets (Collector/Collector to Connector)	10.9	11,671
Residential Street (Connector)	1.8	4,005
Town Center	2.9	2,224
Arterials (2-Lane)	3.1	3,369
<b>Total Publicly Maintained Streets</b>	<b>42 (a)</b>	<b>60,469</b>

## Notes:

(a) Does not include landscape strips that will be privately maintained.

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 2: Covell Village Development Program**

	Total Units	Cumulative Absorption (Year)																	
		Phase 1		Phase 2			Phase 3			Phase 4			10	11	12	13	14	15	
		1	2	3	4	5	6	7	8	9									
<b>Single Family For-Sale</b>																			
3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)	50	2	4	9	14	20	35	50	50	50	50	50	50	50	50	50	50	50	50
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)	220	42	84	109	139	164	192	220	220	220	220	220	220	220	220	220	220	220	220
4,700 to 5,699 SF Lots (Old Davis Downtown size)	82			16	32	48	65	82	82	82	82	82	82	82	82	82	82	82	82
5,700 to 6,699 SF Lots (Aspen Subdivision size)	285	28	56	71	91	106	196	285	285	285	285	285	285	285	285	285	285	285	285
6,700 to 7,699 SF Lots (Stonegate size)	94	7	14	27	40	53	74	94	94	94	94	94	94	94	94	94	94	94	94
7,700 to 9,499 SF Lots	95	13	26	34	42	50	73	95	95	95	95	95	95	95	95	95	95	95	95
9,500 to 10,500 SF Lots	67	8	15	27	39	50	59	67	67	67	67	67	67	67	67	67	67	67	67
<b>Senior Homes For-Sale</b>																			
Single Family	185	90	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185
Patio/Cluster Home Lots	0																		
<b>Multifamily Small Projects For Sale</b>																			
Six-Plex Cluster Homes	24	12	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Co-Housing Townhouses	30						30	30	30	30	30	30	30	30	30	30	30	30	30
<b>Multifamily Rental</b>																			
Lofts Above Commercial	80	10	20	35	55	70	80	80	80	80	80	80	80	80	80	80	80	80	80
Apartments	211	46	93	124	156	187	199	211	211	211	211	211	211	211	211	211	211	211	211
Land Dedication (Affordable, Property Tax Exempt)	116					58	58	116	116	116	116	116	116	116	116	116	116	116	116
<b>Sub-Total Residential Units</b>	<b>1,539</b>	<b>258</b>	<b>521</b>	<b>661</b>	<b>817</b>	<b>1,015</b>	<b>1,270</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>	<b>1,539</b>
<b>Non-Residential</b>	<b>Square Feet</b>																		
Retail	67,800	22,374	22,374	45,426	45,426	45,426	67,800	67,800	67,800	67,800	67,800	67,800	67,800	67,800	67,800	67,800	67,800	67,800	67,800
Office	43,300	14,289	14,289	29,011	29,011	29,011	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300
Senior Core Facility	100,000			100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Daycare (Property Tax Exempt)	2,800		2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800
Church (Property Tax Exempt)	9,700		9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700
Meeting Space (Property Tax Exempt)	11,300		11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300
Athletic Club	30,000					30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Hotel/Other	38,655						38,655	38,655	38,655	38,655	38,655	38,655	38,655	38,655	38,655	38,655	38,655	38,655	38,655
Yolo Hospice - Hospice Facility (Tax Exempt)	20,000		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Yolo Hospice - Offices (Tax Exempt)	10,000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
<b>Sub-Total Non-Residential Square Feet</b>	<b>333,555</b>	<b>36,663</b>	<b>90,463</b>	<b>228,237</b>	<b>228,237</b>	<b>258,237</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>	<b>333,555</b>
<b>Parks and Open Space</b>	<b>Acres</b>																		
Park	11.7	3.9	3.9	7.8	7.8	7.8	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7
Mini-Park	9.5	3.1	3.1	6.4	6.4	6.4	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5
Greenbelts	23.2	7.7	7.7	15.5	15.5	15.5	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2
Restored Habitat	30.8	10.2	10.2	20.6	20.6	20.6	30.8	30.8	30.8	30.8	30.8	30.8	30.8	30.8	30.8	30.8	30.8	30.8	30.8
Riparian Habitat	31.7	10.5	10.5	21.2	21.2	21.2	31.7	31.7	31.7	31.7	31.7	31.7	31.7	31.7	31.7	31.7	31.7	31.7	31.7
Roadway Landscaping																			
Poleline Green Street	4.0	1.3	1.3	2.7	2.7	2.7	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Covell Green Street	2.5	0.8	0.8	1.7	1.7	1.7	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Additional Green Street Added to Existing Covell	1.0	0.3	0.3	0.7	0.7	0.7	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
<b>Streets</b>	<b>Acres</b>	<b>Linear Ft.</b>	<b>Lanes</b>	<b>Lane Miles</b>															
Alleys (Publicly Maintained)	12.2	26,553	2	10.1	3.3	3.3	6.7	6.7	6.7	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
Residential Streets	23.3	39,200	2	14.8	4.9	4.9	9.9	9.9	9.9	14.8	14.8	14.8	14.8	14.8	14.8	14.8	14.8	14.8	14.8
Residential Streets (Collector/Collector to Connector)	10.9	11,671	2	4.4	1.5	1.5	3.0	3.0	3.0	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4
Residential Street (Connector)	1.8	4,005	2	1.5	0.5	0.5	1.0	1.0	1.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Town Center	2.9	2,224	2	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Arterials (2-Lane)	3.1	3,369	4	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6
<b>Total Publicly Maintained Streets</b>	<b>42.0 (a)</b>	<b>60,469</b>		<b>34.2</b>	<b>13.6</b>	<b>13.6</b>	<b>24.1</b>	<b>24.1</b>	<b>24.1</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>

Notes:  
(a) Does not include landscape strips that will be privately maintained.

Sources: City of Davis, 2004; Bay Area Economics, 2004.



**Table 4: Assessed Valuation (2004 \$)**

	<b>Average Value</b>	<b>Estimated Valuation Market Rate Units (75% of For Sale)</b>	<b>Estimated Valuation Affordable Units (25% of For-Sale)</b>	<b>Estimated Total Value</b>
<b>Single Family For-Sale</b>				
3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)	\$250,000 per unit	\$ 9,375,000	\$ 3,125,000	\$12,500,000
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)	\$350,000 per unit	\$ 57,750,000	\$ 19,250,000	\$77,000,000
4,700 to 5,699 SF Lots (Old Davis Downtown size)	\$450,000 per unit	\$ 27,675,000	\$ 9,225,000	\$36,900,000
5,700 to 6,699 SF Lots (Aspen Subdivision size)	\$687,500 per unit	\$ 146,953,125	\$ 48,984,375	\$195,937,500
6,700 to 7,699 SF Lots (Stonegate size)	\$770,000 per unit	\$ 54,285,000	\$ 18,095,000	\$72,380,000
7,700 to 9,499 SF Lots	\$825,000 per unit	\$ 58,781,250	\$ 19,593,750	\$78,375,000
9,500 to 10,500 SF Lots	\$960,000 per unit	\$ 48,240,000	\$ 16,080,000	\$64,320,000
<b>Senior Homes For-Sale</b>				
		(75% of For Sale)	(25% of For-Sale)	
Single Family	\$400,000 per unit	\$ 55,500,000	\$ 18,500,000	\$74,000,000
Patio/Cluster Home Lots	\$0 per unit	\$ -	\$ -	\$0
<b>Multifamily For-Sale</b>				
		(75% of For Sale)	(25% of For-Sale)	
Six-Plex Cluster Homes	\$160,000 per unit	\$ 2,880,000	\$ 960,000	\$3,840,000
Co-Housing	\$450,000 per unit	\$ 10,125,000	\$ 3,375,000	\$13,500,000
<b>Multifamily Rental</b>				
		65% of Rental	35% of Rental	
Lofts Above Commercial	\$218,750 per unit	\$ 11,375,000	\$ -	\$11,375,000
Apartments	\$150,000 per unit	\$ 20,572,500	\$ -	\$20,572,500
Land Dedication (Affordable, Property Tax Exempt)	\$0 per unit	\$ -	\$0	\$0
<b>Sub-Total, Residential</b>				<b>\$660,700,000</b>
<b>Non-Residential</b>				
Retail	\$200 per square foot	\$ 13,560,000		\$13,560,000
Office	\$200 per square foot	\$ 8,660,000		\$8,660,000
Senior Core Facility	\$191 per square foot	\$ 19,120,000		\$19,120,000
Athletic Club	\$200 per square foot	\$ 6,000,000		\$6,000,000
Hotel/Other	\$200 per square foot	\$ 7,731,000		\$7,731,000
<b>Sub-Total, Non-Residential</b>				<b>\$55,071,000</b>
<b>Total Valuation</b>				<b>\$715,771,000</b>

## Note

(a) Estimated valuation of affordable for-sale units assumes units are assessed at full market value, per Affordable Housing Foundation proposal.

Source: Bay Area Economics, 2004.

**Table 5: Property Tax Revenues**

	Cumulative Absorption (Year)														
	Phase 1	Phase 2			Phase 3			Phase 4			10	11	12	13	14
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Single Family For-Sale</b>															
3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)															
Absorbed Year 1	\$500,000	\$510,000	\$520,200	\$530,604	\$541,216	\$552,040	\$670,048	\$683,449	\$697,118	\$711,060	\$725,281	\$739,787	\$754,583	\$942,825	\$961,681
Absorbed Year 2		\$525,000	\$535,500	\$546,210	\$557,134	\$568,277	\$579,642	\$703,550	\$717,621	\$731,974	\$746,613	\$761,545	\$776,776	\$792,312	\$989,966
Absorbed Year 3			\$1,378,125	\$1,405,688	\$1,433,801	\$1,462,477	\$1,491,727	\$1,521,561	\$1,846,819	\$1,883,756	\$1,921,431	\$1,959,859	\$1,999,057	\$2,039,038	\$2,079,818
Absorbed Year 4				\$1,447,031	\$1,475,972	\$1,505,491	\$1,535,601	\$1,566,313	\$1,597,639	\$1,939,160	\$1,977,943	\$2,017,502	\$2,057,852	\$2,099,009	\$2,140,990
Absorbed Year 5					\$1,823,259	\$1,859,725	\$1,896,919	\$1,934,857	\$1,973,555	\$2,013,026	\$2,443,342	\$2,492,209	\$2,542,053	\$2,592,894	\$2,644,752
Absorbed Year 6						\$4,786,056	\$4,881,777	\$4,979,413	\$5,079,001	\$5,180,581	\$5,284,192	\$6,413,773	\$6,542,048	\$6,672,889	\$6,806,347
Absorbed Year 7							\$5,025,359	\$5,125,866	\$5,228,383	\$5,332,951	\$5,439,610	\$5,548,402	\$6,734,461	\$6,869,150	\$7,006,533
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)															
Absorbed Year 1	\$14,700,000	\$14,994,000	\$15,293,880	\$15,599,758	\$15,911,753	\$16,229,988	\$19,699,406	\$20,093,394	\$20,495,262	\$20,905,167	\$21,323,270	\$21,749,736	\$22,184,731	\$27,719,042	\$28,273,423
Absorbed Year 2		\$15,435,000	\$15,743,700	\$16,058,574	\$16,379,745	\$16,707,340	\$17,041,487	\$21,718,595	\$22,152,967	\$22,596,026	\$23,047,947	\$23,508,906	\$23,979,084	\$24,458,666	\$29,104,995
Absorbed Year 3			\$9,646,875	\$9,839,813	\$10,036,609	\$10,237,341	\$10,442,088	\$10,650,929	\$12,927,735	\$13,186,290	\$13,450,016	\$13,719,016	\$13,993,396	\$14,273,264	\$14,558,729
Absorbed Year 4				\$12,155,063	\$12,398,164	\$12,646,127	\$12,899,050	\$13,157,031	\$13,420,171	\$16,288,946	\$16,614,725	\$16,947,020	\$17,285,960	\$17,631,679	\$17,984,313
Absorbed Year 5					\$10,635,680	\$10,848,393	\$11,065,361	\$11,286,668	\$11,512,402	\$11,742,650	\$14,252,828	\$14,537,885	\$14,828,642	\$15,125,215	\$15,427,719
Absorbed Year 6						\$12,507,559	\$12,757,710	\$13,012,865	\$13,273,122	\$13,538,584	\$13,809,356	\$16,761,326	\$17,096,552	\$17,438,483	\$17,787,253
Absorbed Year 7							\$13,132,937	\$13,395,596	\$13,663,508	\$13,936,778	\$14,215,514	\$14,499,824	\$17,599,392	\$17,951,380	\$18,310,407
4,700 to 5,699 SF Lots (Old Davis Downtown size)															
Absorbed Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 3			\$7,938,000	\$8,096,760	\$8,258,695	\$8,423,869	\$8,592,346	\$8,764,193	\$10,637,679	\$10,850,433	\$11,067,441	\$11,288,790	\$11,514,566	\$11,744,857	\$14,255,508
Absorbed Year 4				\$8,334,900	\$8,501,598	\$8,671,630	\$8,845,063	\$9,021,964	\$9,202,403	\$11,169,563	\$11,392,954	\$11,620,814	\$11,853,230	\$12,090,294	\$12,332,100
Absorbed Year 5					\$8,751,645	\$8,926,678	\$9,105,211	\$9,287,316	\$9,473,062	\$9,662,523	\$11,728,041	\$11,962,602	\$12,201,854	\$12,445,891	\$12,694,809
Absorbed Year 6						\$9,763,554	\$9,958,825	\$10,158,002	\$10,361,162	\$10,568,385	\$10,779,752	\$13,084,096	\$13,345,778	\$13,612,694	\$13,884,947
Absorbed Year 7							\$10,251,732	\$10,456,766	\$10,665,902	\$10,879,220	\$11,096,804	\$11,318,740	\$13,738,301	\$14,013,067	\$14,293,328
5,700 to 6,699 SF Lots (Aspen Subdivision size)															
Absorbed Year 1	\$19,250,000	\$19,635,000	\$20,027,700	\$20,428,254	\$20,836,819	\$21,253,555	\$25,796,841	\$26,312,778	\$26,839,033	\$27,375,814	\$27,923,330	\$28,481,797	\$29,051,433	\$36,298,746	\$37,024,721
Absorbed Year 2		\$20,212,500	\$20,616,750	\$21,029,085	\$21,449,667	\$21,878,660	\$22,316,233	\$27,086,683	\$27,628,417	\$28,180,985	\$28,744,605	\$29,319,497	\$29,905,887	\$30,504,005	\$38,113,683
Absorbed Year 3			\$11,369,531	\$11,596,922	\$11,828,860	\$12,065,438	\$12,306,746	\$12,552,881	\$15,236,259	\$15,540,984	\$15,851,804	\$16,168,840	\$16,492,217	\$16,822,061	\$17,158,503
Absorbed Year 4				\$15,917,344	\$16,235,691	\$16,560,404	\$16,891,613	\$17,229,445	\$17,574,034	\$21,330,763	\$21,757,378	\$22,192,526	\$22,636,376	\$23,089,104	\$23,550,886
Absorbed Year 5					\$12,534,908	\$12,785,606	\$13,041,318	\$13,302,145	\$13,568,188	\$13,839,552	\$16,797,976	\$17,133,935	\$17,476,614	\$17,826,146	\$18,182,669
Absorbed Year 6						\$78,969,922	\$80,549,320	\$82,160,307	\$83,803,513	\$85,479,583	\$87,189,175	\$105,827,248	\$107,943,793	\$110,102,669	\$112,304,722
Absorbed Year 7							\$81,997,102	\$83,637,044	\$85,309,785	\$87,015,981	\$88,756,300	\$90,531,426	\$109,883,959	\$112,081,638	\$114,323,271
6,700 to 7,699 SF Lots (Stonegate size)															
Absorbed Year 1	\$5,390,000	\$5,497,800	\$5,607,756	\$5,719,911	\$5,834,309	\$5,950,996	\$7,223,116	\$7,367,578	\$7,514,929	\$7,665,228	\$7,818,533	\$7,974,903	\$8,134,401	\$10,163,649	\$10,366,922
Absorbed Year 2		\$5,659,500	\$5,772,690	\$5,888,144	\$6,005,907	\$6,126,025	\$6,248,545	\$7,584,271	\$7,735,957	\$7,890,676	\$8,048,489	\$8,209,459	\$8,373,648	\$8,541,121	\$10,671,831
Absorbed Year 3			\$11,036,025	\$11,256,746	\$11,481,880	\$11,711,518	\$11,945,748	\$12,184,663	\$14,789,329	\$15,085,116	\$15,386,818	\$15,694,554	\$16,008,445	\$16,328,614	\$16,655,187
Absorbed Year 4				\$11,587,826	\$11,819,583	\$12,055,974	\$12,297,094	\$12,543,036	\$12,793,897	\$15,528,795	\$15,839,371	\$16,156,159	\$16,479,282	\$16,808,868	\$17,145,045
Absorbed Year 5					\$12,167,218	\$12,410,562	\$12,658,773	\$12,911,949	\$13,170,188	\$13,433,591	\$16,305,235	\$16,631,340	\$16,963,967	\$17,303,246	\$17,649,311
Absorbed Year 6						\$20,637,473	\$21,050,222	\$21,471,227	\$21,900,651	\$22,338,664	\$22,785,438	\$27,656,187	\$28,209,311	\$28,773,497	\$29,348,967
Absorbed Year 7							\$20,637,473	\$21,050,222	\$21,471,227	\$21,900,651	\$22,338,664	\$22,785,438	\$27,656,187	\$28,209,311	\$28,773,497

7,700 to 9,499 SF Lots															
Absorbed Year 1	\$10,725,000	\$10,939,500	\$11,158,290	\$11,381,456	\$11,609,085	\$11,841,267	\$14,372,526	\$14,659,976	\$14,953,176	\$15,252,239	\$15,557,284	\$15,868,430	\$16,185,798	\$20,223,587	\$20,628,059
Absorbed Year 2		\$11,261,250	\$11,486,475	\$11,716,205	\$11,950,529	\$12,189,539	\$12,433,330	\$15,091,152	\$15,392,975	\$15,700,835	\$16,014,851	\$16,335,148	\$16,661,851	\$16,995,088	\$21,234,766
Absorbed Year 3			\$7,276,500	\$7,422,030	\$7,570,471	\$7,721,880	\$7,876,318	\$8,033,844	\$9,751,206	\$9,946,230	\$10,145,155	\$10,348,058	\$10,555,019	\$10,766,119	\$10,981,442
Absorbed Year 4				\$7,640,325	\$7,793,132	\$7,948,994	\$8,107,974	\$8,270,133	\$8,435,536	\$10,238,766	\$10,443,542	\$10,652,412	\$10,865,461	\$11,082,770	\$11,304,425
Absorbed Year 5					\$8,022,341	\$8,182,788	\$8,346,444	\$8,513,373	\$8,683,640	\$8,857,313	\$10,750,705	\$10,965,719	\$11,185,033	\$11,408,734	\$11,636,908
Absorbed Year 6						\$24,217,443	\$24,701,792	\$25,195,827	\$25,699,744	\$26,213,739	\$26,738,014	\$32,453,689	\$33,102,763	\$33,764,818	\$34,440,115
Absorbed Year 7							\$24,322,736	\$24,809,191	\$25,305,374	\$25,811,482	\$26,327,712	\$26,854,266	\$32,594,792	\$33,246,688	\$33,911,622
9,500 to 10,500 SF Lots															
Absorbed Year 1	\$7,680,000	\$7,833,600	\$7,990,272	\$8,150,077	\$8,313,079	\$8,479,341	\$10,291,935	\$10,497,773	\$10,707,729	\$10,921,883	\$11,140,321	\$11,363,127	\$11,590,390	\$14,481,785	\$14,771,421
Absorbed Year 2		\$7,056,000	\$7,197,120	\$7,341,062	\$7,487,884	\$7,637,641	\$7,790,394	\$9,455,715	\$9,644,829	\$9,837,726	\$10,034,480	\$10,235,170	\$10,439,873	\$10,648,671	\$13,305,140
Absorbed Year 3			\$12,700,800	\$12,954,816	\$13,213,912	\$13,478,191	\$13,747,754	\$14,022,709	\$17,020,287	\$17,360,692	\$17,707,906	\$18,062,064	\$18,423,306	\$18,791,772	\$19,167,607
Absorbed Year 4				\$13,335,840	\$13,602,557	\$13,874,608	\$14,152,100	\$14,435,142	\$14,723,845	\$17,871,301	\$18,228,727	\$18,593,302	\$18,965,168	\$19,344,471	\$19,731,360
Absorbed Year 5					\$12,835,746	\$13,092,461	\$13,354,310	\$13,621,396	\$13,893,824	\$14,171,701	\$17,201,127	\$17,545,150	\$17,896,053	\$18,253,974	\$18,619,053
Absorbed Year 6						\$11,027,073	\$11,247,614	\$11,472,566	\$11,702,018	\$11,936,058	\$12,174,779	\$14,777,332	\$15,072,879	\$15,374,336	\$15,681,823
Absorbed Year 7							\$10,291,935	\$10,497,773	\$10,707,729	\$10,921,883	\$11,140,321	\$11,363,127	\$13,792,177	\$14,068,020	\$14,349,381
Senior Homes For-Sale															
Single Family															
Absorbed Year 1	\$36,000,000	\$36,720,000	\$37,454,400	\$38,203,488	\$38,967,558	\$39,746,909	\$48,243,443	\$49,208,312	\$50,192,478	\$51,196,328	\$52,220,254	\$53,264,659	\$54,329,953	\$67,883,369	\$69,241,037
Absorbed Year 2		\$39,900,000	\$40,698,000	\$41,511,960	\$42,342,199	\$43,189,043	\$44,052,824	\$53,469,816	\$54,539,212	\$55,629,997	\$56,742,597	\$57,877,448	\$59,034,997	\$60,215,697	\$75,237,401
Absorbed Year 3			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 4				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 5					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 6						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily For-Sale															
Six-Plex Cluster Homes															
Absorbed Year 1	\$1,920,000	\$1,958,400	\$1,997,568	\$2,037,519	\$2,078,270	\$2,119,835	\$2,572,984	\$2,624,443	\$2,676,932	\$2,730,471	\$2,785,080	\$2,840,782	\$2,897,597	\$3,620,446	\$3,692,855
Absorbed Year 2		\$2,016,000	\$2,056,320	\$2,097,446	\$2,139,395	\$2,182,183	\$2,225,827	\$2,701,633	\$2,755,665	\$2,810,779	\$2,866,994	\$2,924,334	\$2,982,821	\$3,042,477	\$3,801,469
Absorbed Year 3			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 4				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 5					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 6						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Co-Housing															
Absorbed Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 3			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 4				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 5					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 6						\$17,229,801	\$17,574,397	\$17,925,885	\$18,284,403	\$18,650,091	\$19,023,093	\$23,089,581	\$23,551,373	\$24,022,400	\$24,502,848
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Multifamily Rental**

Lofts Above Commercial

Absorbed Year 1	\$1,421,875	\$1,450,313	\$1,479,319	\$1,508,905	\$1,539,083	\$1,569,865	\$1,601,262	\$1,633,287	\$1,665,953	\$1,699,272	\$1,733,258	\$1,767,923	\$1,803,281	\$1,839,347	\$1,876,134
Absorbed Year 2		\$1,492,969	\$1,522,828	\$1,553,285	\$1,584,350	\$1,616,037	\$1,648,358	\$1,681,325	\$1,714,952	\$1,749,251	\$1,784,236	\$1,819,921	\$1,856,319	\$1,893,445	\$1,931,314
Absorbed Year 3			\$2,351,426	\$2,398,454	\$2,446,423	\$2,495,352	\$2,545,259	\$2,596,164	\$2,648,087	\$2,701,049	\$2,755,070	\$2,810,171	\$2,866,375	\$2,923,702	\$2,982,176
Absorbed Year 4				\$3,291,996	\$3,357,836	\$3,424,993	\$3,493,493	\$3,563,362	\$3,634,630	\$3,707,322	\$3,781,469	\$3,857,098	\$3,934,240	\$4,012,925	\$4,093,183
Absorbed Year 5					\$2,592,447	\$2,644,296	\$2,697,182	\$2,751,125	\$2,806,148	\$2,862,271	\$2,919,516	\$2,977,907	\$3,037,465	\$3,098,214	\$3,160,178
Absorbed Year 6						\$1,814,713	\$1,851,007	\$1,888,027	\$1,925,788	\$1,964,304	\$2,003,590	\$2,043,661	\$2,084,535	\$2,126,225	\$2,168,750
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Apartments

Absorbed Year 1	\$4,485,000	\$4,574,700	\$4,666,194	\$4,759,518	\$4,854,708	\$4,951,802	\$9,246,660	\$9,431,593	\$9,620,225	\$9,812,629	\$10,008,882	\$10,209,060	\$10,413,241	\$13,010,979	\$13,271,199
Absorbed Year 2		\$4,811,625	\$4,907,858	\$5,006,015	\$5,106,135	\$5,208,258	\$5,312,423	\$9,920,058	\$10,118,459	\$10,320,828	\$10,527,245	\$10,737,790	\$10,952,546	\$11,171,596	\$13,958,518
Absorbed Year 3			\$3,332,306	\$3,398,952	\$3,466,931	\$3,536,270	\$3,606,995	\$3,679,135	\$6,870,168	\$7,007,571	\$7,147,723	\$7,290,677	\$7,436,491	\$7,585,220	\$7,736,925
Absorbed Year 4				\$3,611,790	\$3,684,026	\$3,757,706	\$3,832,860	\$3,909,518	\$3,987,708	\$7,446,375	\$7,595,303	\$7,747,209	\$7,902,153	\$8,060,196	\$8,221,400
Absorbed Year 5					\$3,673,868	\$3,747,345	\$3,822,292	\$3,898,738	\$3,976,712	\$4,056,247	\$7,574,360	\$7,725,847	\$7,880,364	\$8,037,971	\$8,198,731
Absorbed Year 6						\$1,493,249	\$1,523,114	\$1,553,577	\$1,584,648	\$1,616,341	\$1,648,668	\$3,078,611	\$3,140,183	\$3,202,987	\$3,267,046
Absorbed Year 7							\$1,567,912	\$1,599,270	\$1,631,256	\$1,663,881	\$1,697,158	\$1,731,101	\$3,232,541	\$3,297,192	\$3,363,136

Land Dedication (Affordable, Property Tax Exempt)

Absorbed Year 1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Absorbed Year 2	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Absorbed Year 3	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Absorbed Year 4	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Absorbed Year 5	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Absorbed Year 6	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Absorbed Year 7	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

<b>Sub-Total Residential</b>	<b>\$102,071,875</b>	<b>\$212,483,156</b>	<b>\$283,762,408</b>	<b>\$366,759,771</b>	<b>\$447,132,078</b>	<b>\$638,521,562</b>	<b>\$843,287,887</b>	<b>\$887,524,398</b>	<b>\$921,516,253</b>	<b>\$958,390,311</b>	<b>\$995,279,597</b>	<b>\$1,054,905,916</b>	<b>\$1,112,910,874</b>	<b>\$1,170,860,552</b>	<b>\$1,233,274,258</b>
------------------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	------------------------	------------------------	------------------------	------------------------

**Non-Residential**

Retail

Absorbed Year 1	\$4,474,800	\$4,564,296	\$4,655,582	\$4,748,694	\$4,843,667	\$4,940,541	\$5,039,352	\$5,140,139	\$5,242,941	\$5,347,800	\$5,454,756	\$5,563,851	\$5,675,128	\$5,788,631	\$5,904,404
Absorbed Year 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 3			\$5,082,966	\$5,184,625	\$5,288,318	\$5,394,084	\$5,501,966	\$5,612,005	\$5,724,245	\$5,838,730	\$5,955,505	\$6,074,615	\$6,196,107	\$6,320,029	\$6,446,430
Absorbed Year 4				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 5					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 6						\$5,711,105	\$5,825,327	\$5,941,833	\$6,060,670	\$6,181,883	\$6,305,521	\$6,431,632	\$6,560,264	\$6,691,469	\$6,825,299
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Office

Absorbed Year 1	\$2,857,800	\$2,914,956	\$2,973,255	\$3,032,720	\$3,093,375	\$3,155,242	\$3,218,347	\$3,282,714	\$3,348,368	\$3,415,336	\$3,483,642	\$3,553,315	\$3,624,381	\$3,696,869	\$3,770,806
Absorbed Year 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 3			\$3,246,201	\$3,311,125	\$3,377,348	\$3,444,894	\$3,513,792	\$3,584,068	\$3,655,750	\$3,728,865	\$3,803,442	\$3,879,511	\$3,957,101	\$4,036,243	\$4,116,968
Absorbed Year 4				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 5					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 6						\$3,647,357	\$3,720,305	\$3,794,711	\$3,870,605	\$3,948,017	\$4,026,977	\$4,107,517	\$4,189,667	\$4,273,461	\$4,358,930
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Senior Core Facility															
Absorbed Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 3			\$21,079,800	\$21,501,396	\$21,931,424	\$22,370,052	\$22,817,453	\$23,273,803	\$23,739,279	\$24,214,064	\$24,698,345	\$25,192,312	\$25,696,159	\$26,210,082	\$26,734,283
Absorbed Year 4				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 5					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 6						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Athletic Club															
Absorbed Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 3			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 4			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 5					\$7,293,038	\$7,438,898	\$7,587,676	\$7,739,430	\$7,894,218	\$8,052,103	\$8,213,145	\$8,377,408	\$8,544,956	\$8,715,855	\$8,890,172
Absorbed Year 6						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel/Other															
Absorbed Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 3			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 4			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 5					\$0	\$7,438,898	\$7,587,676	\$7,739,430	\$7,894,218	\$8,052,103	\$8,213,145	\$8,377,408	\$8,544,956	\$8,715,855	\$8,890,172
Absorbed Year 6						\$9,866,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Absorbed Year 7							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sub-Total Non-Residential</b>	<b>\$7,332,600</b>	<b>\$7,479,252</b>	<b>\$37,037,804</b>	<b>\$37,778,560</b>	<b>\$45,827,169</b>	<b>\$73,408,005</b>	<b>\$64,811,894</b>	<b>\$66,108,132</b>	<b>\$67,430,295</b>	<b>\$68,778,901</b>	<b>\$70,154,479</b>	<b>\$71,557,568</b>	<b>\$72,988,719</b>	<b>\$74,448,494</b>	<b>\$75,937,464</b>
<b>Total Secured Valuation</b>	<b>\$109,404,475</b>	<b>\$219,962,408</b>	<b>\$320,800,212</b>	<b>\$404,538,331</b>	<b>\$492,959,247</b>	<b>\$711,929,567</b>	<b>\$908,099,781</b>	<b>\$953,632,530</b>	<b>\$988,946,547</b>	<b>\$1,027,169,211</b>	<b>\$1,065,434,076</b>	<b>\$1,126,463,484</b>	<b>\$1,185,899,594</b>	<b>\$1,245,309,045</b>	<b>\$1,309,211,722</b>
Unsecured Property Tax Valuation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Valuation</b>	<b>\$109,404,475</b>	<b>\$219,962,408</b>	<b>\$320,800,212</b>	<b>\$404,538,331</b>	<b>\$492,959,247</b>	<b>\$711,929,567</b>	<b>\$908,099,781</b>	<b>\$953,632,530</b>	<b>\$988,946,547</b>	<b>\$1,027,169,211</b>	<b>\$1,065,434,076</b>	<b>\$1,126,463,484</b>	<b>\$1,185,899,594</b>	<b>\$1,245,309,045</b>	<b>\$1,309,211,722</b>
Basic Property Taxes Paid	\$1,094,045	\$2,199,624	\$3,208,002	\$4,045,383	\$4,929,592	\$7,119,296	\$9,080,998	\$9,536,325	\$9,889,465	\$10,271,692	\$10,654,341	\$11,264,635	\$11,858,996	\$12,453,090	\$13,092,117
<b>Basic Property Taxes Allocated to City</b>	<b>\$167,699</b>	<b>\$337,167</b>	<b>\$491,735</b>	<b>\$620,092</b>	<b>\$755,627</b>	<b>\$1,091,272</b>	<b>\$1,391,970</b>	<b>\$1,461,764</b>	<b>\$1,515,895</b>	<b>\$1,574,484</b>	<b>\$1,633,138</b>	<b>\$1,726,686</b>	<b>\$1,817,792</b>	<b>\$1,908,857</b>	<b>\$2,006,809</b>

Note:

(a) See Appendix A for property tax re-allocation assumptions.

(b) Estimated average annual real estate appreciation rate (initial sales and for periodic turnover of property)

Residential for-sale units 5.0%

Multifamily rental units 5.0%

Non-residential properties 5.0%

(c) Prop. 13 maximum annual assessment 2.0%

(d) Assumed average number of years between sales.

Residential for-sale units 7

Multifamily rental units 20

Non-residential properties 20

Sources: City of Davis, 2004; UC Davis Neighborhood Master Plan - Public Review Draft Fiscal Impact Analysis, 2003; Bay Area Economics, 2004.

**Table 6: Property Transfer Tax**

	Cumulative Absorption (Year)														
	Phase 1	Phase 2			Phase 3			Phase 4							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Single Family For-Sale</b>															
Value of Initial Sales	\$58,245,000	\$60,149,250	\$61,345,856	\$70,418,329	\$56,135,117	\$161,909,079	\$36,182,582								
Value of Resales							\$78,053,871	\$81,639,967	\$82,209,315	\$94,367,295	\$89,479,254	\$216,973,651	\$221,999,269	\$109,829,634	\$113,420,382
<b>Senior Homes For-Sale</b>															
Value of Initial Sales	\$36,000,000	\$39,900,000	\$0	\$0	\$0	\$0	\$0								
Value of Resales							\$48,243,443	\$53,469,816	\$0	\$0	\$0	\$0	\$0	\$67,883,369	\$75,237,401
<b>Multifamily For-Sale</b>															
Value of Initial Sales	\$1,920,000	\$2,016,000	\$0	\$0	\$0	\$17,229,801	\$0								
Value of Resales							\$2,572,984	\$2,701,633	\$0	\$0	\$0	\$23,089,581	\$0	\$3,620,446	\$3,801,469
<b>Multifamily Rental</b>															
Value of Initial Sales	\$5,906,875	\$6,304,594	\$5,683,732	\$6,903,786	\$6,266,315	\$3,307,962	\$1,567,912								
Value of Resales							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sub-Total Residential</b>															
<b>Non-Residential</b>															
Value of Initial Sales	\$7,332,600	\$0	\$29,408,967	\$0	\$7,293,038	\$19,225,395	\$0								
Value of Resales							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Valuation Subject to Transfer Tax</b>	\$109,404,475	\$108,369,844	\$96,438,555	\$77,322,115	\$69,694,469	\$201,672,237	\$166,620,791	\$137,811,415	\$82,209,315	\$94,367,295	\$89,479,254	\$240,063,232	\$221,999,269	\$181,333,450	\$192,459,251
<b>Property Transfer Tax Allocated to City</b>	\$60,172	\$59,603	\$53,041	\$42,527	\$38,332	\$110,920	\$91,641	\$75,796	\$45,215	\$51,902	\$49,214	\$132,035	\$122,100	\$99,733	\$105,853

Note:

(a) Property transfer tax rate is \$1.10 per \$1,000 in value. The City of Davis receives half and Yolo County receives the other half.

Source: Bay Area Economics, 2004.

**Table 7: Sales and Use Tax**

	Estimated Local Per Capita Taxable Expenditures	Estimated Persons Per Household	Estimated Expenditures Per Household	Cumulative Absorption (Year)															
				Phase 1				Phase 2				Phase 3				Phase 4			
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Single Family For-Sale</b>																			
3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)	\$7,583	2.64	\$20,020	\$40,040	\$82,483	\$191,154	\$306,271	\$450,656	\$812,308	\$1,195,253	\$1,231,110	\$1,268,043	\$1,306,085	\$1,345,267	\$1,385,625	\$1,427,194	\$1,470,010	\$1,514,110	
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)	\$7,583	2.64	\$20,020	\$840,844	\$1,732,139	\$2,315,087	\$3,040,835	\$3,695,380	\$4,456,087	\$5,259,111	\$5,416,885	\$5,579,391	\$5,746,773	\$5,919,176	\$6,096,751	\$6,279,654	\$6,468,044	\$6,662,085	
4,700 to 5,699 SF Lots (Old Davis Downtown size)	\$7,583	2.64	\$20,020	\$0	\$0	\$339,829	\$700,048	\$1,081,575	\$1,508,571	\$1,960,214	\$2,019,021	\$2,079,591	\$2,141,979	\$2,206,238	\$2,272,426	\$2,340,598	\$2,410,816	\$2,483,141	
5,700 to 6,699 SF Lots (Aspen Subdivision size)	\$7,583	2.64	\$20,020	\$560,563	\$1,154,760	\$1,507,992	\$1,990,762	\$2,388,477	\$4,548,922	\$6,812,940	\$7,017,328	\$7,227,848	\$7,444,683	\$7,668,024	\$7,898,064	\$8,135,006	\$8,379,057	\$8,630,428	
6,700 to 7,699 SF Lots (Stonegate size)	\$7,583	2.64	\$20,020	\$140,141	\$288,690	\$573,462	\$875,060	\$1,194,239	\$1,717,450	\$2,247,075	\$2,314,487	\$2,383,922	\$2,455,439	\$2,529,103	\$2,604,976	\$2,683,125	\$2,763,619	\$2,846,527	
7,700 to 9,499 SF Lots	\$7,583	2.64	\$20,020	\$260,261	\$536,138	\$722,137	\$918,813	\$1,126,640	\$1,694,242	\$2,270,980	\$2,339,109	\$2,409,283	\$2,481,561	\$2,556,008	\$2,632,688	\$2,711,669	\$2,793,019	\$2,876,809	
9,500 to 10,500 SF Lots	\$7,583	2.64	\$20,020	\$160,161	\$309,311	\$573,462	\$853,184	\$1,126,640	\$1,369,319	\$1,601,638	\$1,649,688	\$1,699,178	\$1,750,154	\$1,802,658	\$1,856,738	\$1,912,440	\$1,969,813	\$2,028,908	
<b>Senior Homes For-Sale</b>																			
Single Family	\$7,583	1.5	\$11,375	\$1,023,755	\$2,167,518	\$2,232,543	\$2,299,519	\$2,368,505	\$2,439,560	\$2,512,747	\$2,588,129	\$2,665,773	\$2,745,746	\$2,828,119	\$2,912,962	\$3,000,351	\$3,090,362	\$3,183,073	
<b>Multifamily For-Sale</b>																			
Six-Plex Cluster Homes	\$7,583	1.80	\$13,650	\$163,801	\$337,430	\$347,553	\$357,979	\$368,719	\$379,780	\$391,174	\$402,909	\$414,996	\$427,446	\$440,269	\$453,477	\$467,082	\$481,094	\$495,527	
Co-Housing	\$7,583	1.80	\$13,650	\$0	\$0	\$0	\$0	\$0	\$474,725	\$488,967	\$503,636	\$518,745	\$534,307	\$550,337	\$566,847	\$583,852	\$601,368	\$619,409	
<b>Multifamily Rental</b>																			
Lofts Above Commercial	\$7,583	2.39	\$18,124	\$181,243	\$373,360	\$672,981	\$1,089,268	\$1,427,931	\$1,680,879	\$1,731,305	\$1,783,244	\$1,836,742	\$1,891,844	\$1,948,599	\$2,007,057	\$2,067,269	\$2,129,287	\$2,193,166	
Apartments	\$7,583	2.39	\$18,124	\$833,716	\$1,736,123	\$2,384,276	\$3,089,560	\$3,814,616	\$4,181,186	\$4,566,318	\$4,703,307	\$4,844,406	\$4,989,739	\$5,139,431	\$5,293,614	\$5,452,422	\$5,615,995	\$5,784,475	
Land Dedication (Affordable, Property Tax Exempt)	\$7,583	2.39	\$18,124	\$0	\$0	\$0	\$0	\$1,183,143	\$1,218,637	\$2,510,393	\$2,585,704	\$2,663,276	\$2,743,174	\$2,825,469	\$2,910,233	\$2,997,540	\$3,087,466	\$3,180,090	
Local Taxable Retail Expenditures				\$4,204,525	\$8,717,951	\$11,860,476	\$15,521,300	\$20,226,520	\$26,481,667	\$33,548,114	\$34,554,558	\$35,591,194	\$36,658,930	\$37,758,698	\$38,891,459	\$40,058,203	\$41,259,949	\$42,497,747	
Local Sales Tax Revenues (a)				\$63,068	\$130,769	\$177,907	\$232,820	\$303,398	\$397,225	\$503,222	\$518,318	\$533,868	\$549,884	\$566,380	\$583,372	\$600,873	\$618,899	\$637,466	
Pooled County and State Sales Tax Revenues (b)				\$2,630	\$5,453	\$7,419	\$9,709	\$12,652	\$16,564	\$20,984	\$21,614	\$22,262	\$22,930	\$23,618	\$24,327	\$25,056	\$25,808	\$26,582	
<b>Total Sales and Use Tax</b>				<b>\$65,698</b>	<b>\$136,222</b>	<b>\$185,326</b>	<b>\$242,528</b>	<b>\$316,049</b>	<b>\$413,789</b>	<b>\$524,206</b>	<b>\$539,932</b>	<b>\$556,130</b>	<b>\$572,814</b>	<b>\$589,999</b>	<b>\$607,698</b>	<b>\$625,929</b>	<b>\$644,707</b>	<b>\$664,049</b>	
<b>Public Safety Sales Tax</b>				<b>\$2,402</b>	<b>\$4,980</b>	<b>\$6,775</b>	<b>\$8,866</b>	<b>\$11,553</b>	<b>\$15,126</b>	<b>\$19,162</b>	<b>\$19,737</b>	<b>\$20,329</b>	<b>\$20,939</b>	<b>\$21,567</b>	<b>\$22,214</b>	<b>\$22,881</b>	<b>\$23,567</b>	<b>\$24,274</b>	

Notes:

- (a) With passage of Measure P, local allocation of sales taxes is 1.5% of taxable sales
- (b) Current City of Davis pooled sales tax revenues are 4.17% of local sales tax revenues. (UCD fiscal).

2003 Population	63,776
2003 Taxable Sales	\$467,734,228
2003 Per Capita Taxable Sales	\$7,334
2003 to 2004 Inflation Factor	1.03 <a href="http://www.bls.gov/bls/inflation.htm">http://www.bls.gov/bls/inflation.htm</a>
Estimated 2004 Local Per Capita Taxable Sales	\$7,583
Assumed average rate of increase for per capita sales	3.0%

Sources: State Board of Equalization, 2003; State Department of Finance, 2003; U.S. Bureau of Labor Statistics, 2004; Bay Area Economics, 2004.

**Table 8: Municipal Services Tax**

	Average Lot Size (Sq. Ft.)	Average Revenue/Unit	Cumulative Absorption (Year)																	
			Phase 1			Phase 2			Phase 3			Phase 4			10	11	12	13	14	15
			1	2	3	4	5	6	7	8	9									
<b>Single Family For-Sale</b>																				
3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)	3,450	\$61.89	\$124	\$255	\$591	\$947	\$1,393	\$2,511	\$3,695	\$3,806	\$3,920	\$4,038	\$4,159	\$4,284	\$4,412	\$4,545	\$4,681			
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)	4,200	\$62.22	\$2,613	\$5,384	\$7,196	\$9,451	\$11,486	\$13,850	\$16,346	\$16,836	\$17,341	\$17,862	\$18,397	\$18,949	\$19,518	\$20,103	\$20,707			
4,700 to 5,699 SF Lots (Old Davis Downtown size)	5,200	\$62.67	\$0	\$0	\$1,064	\$2,191	\$3,386	\$4,722	\$6,136	\$6,320	\$6,510	\$6,705	\$6,906	\$7,113	\$7,327	\$7,547	\$7,773			
5,700 to 6,699 SF Lots (Aspen Subdivision size)	6,200	\$63.11	\$1,767	\$3,640	\$4,754	\$6,276	\$7,530	\$14,340	\$21,478	\$22,122	\$22,786	\$23,469	\$24,173	\$24,898	\$25,645	\$26,415	\$27,207			
6,700 to 7,699 SF Lots (Stonegate size)	7,200	\$63.56	\$445	\$916	\$1,821	\$2,778	\$3,791	\$5,452	\$7,134	\$7,348	\$7,568	\$7,795	\$8,029	\$8,270	\$8,518	\$8,774	\$9,037			
7,700 to 9,499 SF Lots	8,600	\$64.18	\$834	\$1,719	\$2,315	\$2,945	\$3,612	\$5,431	\$7,280	\$7,498	\$7,723	\$7,955	\$8,194	\$8,440	\$8,693	\$8,954	\$9,222			
9,500 to 10,500 SF Lots	10,000	\$64.80	\$518	\$1,001	\$1,856	\$2,762	\$3,647	\$4,432	\$5,184	\$5,340	\$5,500	\$5,665	\$5,835	\$6,010	\$6,190	\$6,376	\$6,567			
<b>Senior Homes For-Sale</b>																				
Single Family	5,400	\$62.76	\$5,648	\$11,958	\$12,317	\$12,687	\$13,067	\$13,459	\$13,863	\$14,279	\$14,707	\$15,149	\$15,603	\$16,071	\$16,553	\$17,050	\$17,561			
Patio/Cluster Home Lots																				
<b>Multifamily For-Sale</b>																				
Six-Plex Cluster Homes	3,600	\$61.96	\$744	\$1,532	\$1,578	\$1,625	\$1,674	\$1,724	\$1,776	\$1,829	\$1,884	\$1,940	\$1,998	\$2,058	\$2,120	\$2,184	\$2,249			
Co-Housing	108,900	\$108.71	\$0	\$0	\$0	\$0	\$0	\$3,781	\$3,894	\$4,011	\$4,131	\$4,255	\$4,383	\$4,514	\$4,650	\$4,789	\$4,933			
<b>Multifamily Rental</b>																				
Lofts Above Commercial	2,360	\$61.41	\$614	\$1,265	\$2,280	\$3,691	\$4,838	\$5,695	\$5,866	\$6,042	\$6,223	\$6,410	\$6,602	\$6,800	\$7,004	\$7,214	\$7,431			
Apartments		\$60.36	\$2,777	\$5,782	\$7,940	\$10,289	\$12,704	\$13,925	\$15,207	\$15,664	\$16,134	\$16,618	\$17,116	\$17,630	\$18,158	\$18,703	\$19,264			
Land Dedication (Affordable, Property Tax Exempt)	2,360	\$61.41	\$0	\$0	\$0	\$0	\$4,009	\$4,129	\$8,506	\$8,761	\$9,024	\$9,294	\$9,573	\$9,860	\$10,156	\$10,461	\$10,775			
<b>Sub-Total</b>																				
<b>Non-Residential</b>																				
Retail	271,200	\$0.08	\$1,806	\$1,861	\$3,891	\$4,008	\$4,128	\$6,346	\$6,536	\$6,732	\$6,934	\$7,142	\$7,356	\$7,577	\$7,804	\$8,039	\$8,280			
Office	123,714	\$0.08	\$1,146	\$1,181	\$2,469	\$2,543	\$2,620	\$4,027	\$4,148	\$4,272	\$4,401	\$4,533	\$4,669	\$4,809	\$4,953	\$5,102	\$5,255			
Senior Core Facility	200,000	\$0.08	\$0	\$0	\$8,471	\$8,725	\$8,987	\$9,257	\$9,534	\$9,820	\$10,115	\$10,418	\$10,731	\$11,053	\$11,384	\$11,726	\$12,078			
Daycare	5,600	\$0.08	\$0	\$230	\$237	\$244	\$252	\$259	\$267	\$275	\$283	\$292	\$300	\$309	\$319	\$328	\$338			
Athletic Club	100,000	\$0.25	\$0	\$2,486	\$2,560	\$2,637	\$2,716	\$2,798	\$2,881	\$2,968	\$3,057	\$3,149	\$3,243	\$3,340	\$3,441	\$3,544	\$3,650			
Hotel/Other	77,310	\$0.27	\$0	\$3,179	\$3,274	\$3,373	\$3,474	\$3,578	\$3,685	\$3,796	\$3,910	\$4,027	\$4,148	\$4,272	\$4,401	\$4,533	\$4,669			
<b>Total Revenues</b>			<b>\$19,037</b>	<b>\$36,494</b>	<b>\$50,071</b>	<b>\$62,193</b>	<b>\$77,883</b>	<b>\$103,825</b>	<b>\$127,049</b>	<b>\$130,860</b>	<b>\$134,786</b>	<b>\$138,829</b>	<b>\$142,994</b>	<b>\$147,284</b>	<b>\$151,703</b>	<b>\$156,254</b>	<b>\$160,941</b>			

Notes:

**Rates as of 8/14/04**

Base Rate Per Residential Unit \$60.36 per year  
 Rate Per Square Foot of Residential Lot Size \$0.000444 per year

Base Rate Per Commercial Square Foot \$0.078960 per year  
 Rate Per Square Foot of Commercial Lot Size \$0.000444 per year

Assumed average rate of increase for tax 3.0%

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 9: Parks Maintenance Tax**

	Average Revenue Per Unit	Cumulative Absorption (Year)															
		Phase 1	Phase 2				Phase 3			Phase 4			10	11	12	13	14
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Single Family For-Sale</b>																	
3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)	\$49	\$98	\$196	\$441	\$686	\$980	\$1,715	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)	\$49	\$2,058	\$4,116	\$5,341	\$6,811	\$8,036	\$9,408	\$10,780	\$10,780	\$10,780	\$10,780	\$10,780	\$10,780	\$10,780	\$10,780	\$10,780	\$10,780
4,700 to 5,699 SF Lots (Old Davis Downtown size)	\$49	\$0	\$0	\$784	\$1,568	\$2,352	\$3,185	\$4,018	\$4,018	\$4,018	\$4,018	\$4,018	\$4,018	\$4,018	\$4,018	\$4,018	\$4,018
5,700 to 6,699 SF Lots (Aspen Subdivision size)	\$49	\$1,372	\$2,744	\$3,479	\$4,459	\$5,194	\$9,604	\$13,965	\$13,965	\$13,965	\$13,965	\$13,965	\$13,965	\$13,965	\$13,965	\$13,965	\$13,965
6,700 to 7,699 SF Lots (Stonegate size)	\$49	\$343	\$686	\$1,323	\$1,960	\$2,597	\$3,626	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606
7,700 to 9,499 SF Lots	\$49	\$637	\$1,274	\$1,666	\$2,058	\$2,450	\$3,577	\$4,655	\$4,655	\$4,655	\$4,655	\$4,655	\$4,655	\$4,655	\$4,655	\$4,655	\$4,655
9,500 to 10,500 SF Lots	\$49	\$392	\$735	\$1,323	\$1,911	\$2,450	\$2,891	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283
<b>Senior Homes For-Sale</b>																	
Single Family	\$49	\$4,410	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065
Patio/Cluster Home Lots																	
<b>Multifamily For-Sale</b>																	
Six-Plex Cluster Homes	\$49	\$588	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176	\$1,176
Co-Housing	\$49	\$0	\$0	\$0	\$0	\$0	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470
<b>Multifamily Rental</b>																	
Lofts Above Commercial	\$49	\$490	\$980	\$1,715	\$2,695	\$3,430	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920	\$3,920
Apartments	\$49	\$2,254	\$4,557	\$6,076	\$7,644	\$9,163	\$9,751	\$10,339	\$10,339	\$10,339	\$10,339	\$10,339	\$10,339	\$10,339	\$10,339	\$10,339	\$10,339
Land Dedication (Affordable, Property Tax Exempt)	\$49	\$0	\$0	\$0	\$0	\$2,842	\$2,842	\$5,684	\$5,684	\$5,684	\$5,684	\$5,684	\$5,684	\$5,684	\$5,684	\$5,684	\$5,684
<b>Sub-Total Residential</b>		\$12,642	\$25,529	\$32,389	\$40,033	\$49,735	\$62,230	\$75,411	\$75,411	\$75,411	\$75,411	\$75,411	\$75,411	\$75,411	\$75,411	\$75,411	\$75,411
<b>Non-Residential</b>																	
Retail		\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
Office		\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
Senior Core Facility		\$0	\$0	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
Athletic Club		\$0	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
Hotel/Other		\$0	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
<b>Sub-Total Non-Residential</b>		\$800	\$1,600	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
<b>Total</b>		<b>\$13,442</b>	<b>\$27,129</b>	<b>\$34,389</b>	<b>\$42,033</b>	<b>\$51,735</b>	<b>\$64,230</b>	<b>\$77,411</b>	<b>\$77,411</b>	<b>\$77,411</b>	<b>\$77,411</b>	<b>\$77,411</b>	<b>\$77,411</b>	<b>\$77,411</b>	<b>\$77,411</b>	<b>\$77,411</b>	<b>\$77,411</b>

Notes:

Maintenance Tax Per Residential Unit	\$49																
Maintenance Tax Per 1,000 Sq. Ft. Commercial (Max of 10,000 Sq. Ft.)	\$40																
Assumed Retail Parcels		1															
Assumed Office Parcels		1															
Assumed Senior Core Facility Parcels		1															
Assumed Daycare Parcels		1															
Assumed Athletic Club Parcels		1															
Assumed Hotel/Other Parcels		1															
Assumed average annual increase in tax rate	0.0%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 10: Public Safety Tax**

	Average Lot Size (Sq. Ft.)	Average Revenue Per Unit	Cumulative Absorption (Year)																	
			Phase 1			Phase 2			Phase 3			Phase 4			10	11	12	13	14	15
			1	2	3	4	5	6	7	8	9									
<b>Single Family For-Sale</b>																				
3,200 to 3,699 SF Lots (Aggie Village Duplex Lots)	3,450	\$48.64	\$97	\$200	\$464	\$744	\$1,095	\$1,974	\$2,904	\$2,991	\$3,081	\$3,173	\$3,269	\$3,367	\$3,468	\$3,572	\$3,679	\$3,790	\$3,905	
3,700 to 4,699 SF Lots (Aggie Village SFD Lots)	4,200	\$48.91	\$2,054	\$4,232	\$5,656	\$7,429	\$9,028	\$10,887	\$12,849	\$13,234	\$13,631	\$14,040	\$14,461	\$14,895	\$15,342	\$15,802	\$16,276	\$16,766	\$17,271	
4,700 to 5,699 SF Lots (Old Davis Downtown size)	5,200	\$49.27	\$0	\$0	\$836	\$1,723	\$2,662	\$3,713	\$4,824	\$4,969	\$5,118	\$5,272	\$5,430	\$5,593	\$5,761	\$5,933	\$6,111	\$6,294	\$6,481	
5,700 to 6,699 SF Lots (Aspen Subdivision size)	6,200	\$49.63	\$1,390	\$2,863	\$3,738	\$4,935	\$5,921	\$11,277	\$16,890	\$17,397	\$17,919	\$18,456	\$19,010	\$19,580	\$20,168	\$20,773	\$21,396	\$22,037	\$22,696	
6,700 to 7,699 SF Lots (Stonegate size)	7,200	\$49.99	\$350	\$721	\$1,432	\$2,185	\$2,982	\$4,289	\$5,611	\$5,779	\$5,953	\$6,131	\$6,315	\$6,505	\$6,700	\$6,901	\$7,108	\$7,321	\$7,539	
7,700 to 9,499 SF Lots	8,600	\$50.50	\$656	\$1,352	\$1,821	\$2,317	\$2,842	\$4,273	\$5,728	\$5,900	\$6,077	\$6,259	\$6,447	\$6,640	\$6,840	\$7,045	\$7,256	\$7,472	\$7,693	
9,500 to 10,500 SF Lots	10,000	\$51.00	\$408	\$788	\$1,461	\$2,173	\$2,870	\$3,488	\$4,080	\$4,202	\$4,329	\$4,458	\$4,592	\$4,730	\$4,872	\$5,018	\$5,169	\$5,325	\$5,486	
<b>Senior Homes For-Sale</b>																				
Single Family	5,400	\$49.34	\$4,441	\$9,402	\$9,685	\$9,975	\$10,274	\$10,583	\$10,900	\$11,227	\$11,564	\$11,911	\$12,268	\$12,636	\$13,015	\$13,406	\$13,808	\$14,221	\$14,645	
Patio/Cluster Home Lots	-																			
<b>Multifamily For-Sale</b>																				
Six-Plex Cluster Homes	3,600	\$48.70	\$584	\$1,204	\$1,240	\$1,277	\$1,315	\$1,355	\$1,395	\$1,437	\$1,480	\$1,525	\$1,571	\$1,618	\$1,666	\$1,716	\$1,768	\$1,821	\$1,875	
Co-Housing	108,900	\$86.60	\$0	\$0	\$0	\$0	\$0	\$3,012	\$3,102	\$3,195	\$3,291	\$3,390	\$3,492	\$3,596	\$3,704	\$3,815	\$3,930	\$4,047	\$4,166	
<b>Multifamily Rental</b>																				
Lofts Above Commercial Apartments	2,360	\$48.25	\$482	\$994	\$1,792	\$2,900	\$3,801	\$4,475	\$4,609	\$4,747	\$4,890	\$5,036	\$5,187	\$5,343	\$5,503	\$5,668	\$5,839	\$6,014	\$6,193	
Land Dedication (Affordable, Property Tax Exempt)	-	\$47.40	\$2,180	\$4,540	\$6,236	\$8,080	\$9,976	\$10,935	\$11,942	\$12,300	\$12,669	\$13,050	\$13,441	\$13,844	\$14,260	\$14,687	\$15,128	\$15,584	\$16,055	
	2,360	\$48.25	\$0	\$0	\$0	\$0	\$3,150	\$3,244	\$6,683	\$6,884	\$7,090	\$7,303	\$7,522	\$7,747	\$7,980	\$8,219	\$8,466	\$8,719	\$8,976	
<b>Sub-Total</b>			<b>\$12,644</b>	<b>\$26,297</b>	<b>\$34,361</b>	<b>\$43,740</b>	<b>\$55,917</b>	<b>\$73,504</b>	<b>\$91,519</b>	<b>\$94,264</b>	<b>\$97,092</b>	<b>\$100,005</b>	<b>\$103,005</b>	<b>\$106,095</b>	<b>\$109,278</b>	<b>\$112,556</b>	<b>\$115,933</b>	<b>\$119,362</b>	<b>\$122,845</b>	
<b>Non-Residential</b>																				
Retail	271,200	\$0.10	\$2,207	\$2,273	\$4,754	\$4,896	\$5,043	\$7,753	\$7,986	\$8,225	\$8,472	\$8,726	\$8,988	\$9,257	\$9,535	\$9,821	\$10,116	\$10,419	\$10,729	
Office	123,714	\$0.10	\$1,404	\$1,446	\$3,023	\$3,114	\$3,207	\$4,931	\$5,079	\$5,231	\$5,388	\$5,550	\$5,716	\$5,888	\$6,064	\$6,246	\$6,433	\$6,624	\$6,819	
Senior Core Facility	200,000	\$0.10	\$0	\$0	\$10,388	\$10,700	\$11,021	\$11,352	\$11,692	\$12,043	\$12,404	\$12,776	\$13,160	\$13,554	\$13,961	\$14,380	\$14,811	\$15,254	\$15,709	
Daycare (Property Tax Exempt)	5,600	\$0.10	\$0	\$282	\$291	\$300	\$309	\$318	\$327	\$337	\$347	\$358	\$368	\$380	\$391	\$403	\$415	\$428	\$441	
Athletic Club	100,000	\$0.30	\$0	\$3,041	\$3,132	\$3,226	\$3,323	\$3,422	\$3,525	\$3,631	\$3,740	\$3,852	\$3,967	\$4,086	\$4,209	\$4,335	\$4,465	\$4,599	\$4,737	
Hotel/Other	77,310	\$0.33	\$0	\$3,899	\$4,016	\$4,136	\$4,260	\$4,388	\$4,520	\$4,655	\$4,795	\$4,939	\$5,087	\$5,239	\$5,397	\$5,559	\$5,725	\$5,895	\$6,068	
<b>Sub-Total</b>			<b>\$3,611</b>	<b>\$10,940</b>	<b>\$25,604</b>	<b>\$26,372</b>	<b>\$27,163</b>	<b>\$32,163</b>	<b>\$33,128</b>	<b>\$34,122</b>	<b>\$35,146</b>	<b>\$36,200</b>	<b>\$37,286</b>	<b>\$38,405</b>	<b>\$39,557</b>	<b>\$40,744</b>	<b>\$41,966</b>	<b>\$43,224</b>	<b>\$44,517</b>	
<b>TOTAL</b>			<b>\$16,254</b>	<b>\$37,237</b>	<b>\$59,965</b>	<b>\$70,111</b>	<b>\$83,080</b>	<b>\$105,667</b>	<b>\$124,647</b>	<b>\$128,386</b>	<b>\$132,238</b>	<b>\$136,205</b>	<b>\$140,291</b>	<b>\$144,500</b>	<b>\$148,835</b>	<b>\$153,300</b>	<b>\$157,899</b>	<b>\$162,611</b>	<b>\$167,482</b>	

Notes:

**Rates as of 8/14/04**

Base Rate Per Residential Unit	\$	47.40
Rate Per Square Foot of Residential Lot Size	\$	0.00036
Base Rate Per Commercial Square Foot	\$	0.10
Rate Per Square Foot of Commercial Lot Size	\$	0.00036
Assumed Annual Increase in Tax Rate		3.0%

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 11: Other Revenues**

		Cumulative Absorption (Year)																
		Phase 1		Phase 2			Phase 3			Phase 4								
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
<b>Transient Occupancy Tax</b>																		
Transient Occupancy Tax Revenues 04/05	\$932,860																	
Existing Resident Population	64,472																	
Residents Per DUE (a)	2.83																	
Residential DUEs in Davis	22,782																	
Existing City Employment (2003)	14,827																	
Employees Per DUE (b)	2.83																	
Employee DUEs in Davis	5,239																	
Total DUEs in Davis	28,021																	
Average Revenue Per DUE	\$ 33.29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Business License Tax</b>																		
	<b>Gross Receipts</b>	<b>Tax Rate Per</b>	<b>Avg. Revenue</b>															
	<b>Per Sq. Ft.</b>	<b>\$10,000 Gross</b>	<b>Per Sq. Ft.</b>															
Retail	\$200	\$ 6.00	\$ 0.12	\$2,685	\$2,765	\$5,783	\$5,957	\$6,135	\$9,432	\$9,715	\$10,006	\$10,306	\$10,616	\$10,934	\$11,262	\$11,600	\$11,948	\$12,306
Office	\$200	\$9.00	\$ 0.18	\$2,572	\$2,649	\$5,540	\$5,706	\$5,877	\$9,035	\$9,306	\$9,586	\$9,873	\$10,169	\$10,474	\$10,789	\$11,112	\$11,446	\$11,789
Senior Core Facility	n. avail.	\$9.00	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Daycare	n.avail.	\$9.00	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Athletic Club	\$40	\$9.00	\$ 0.11	\$0	\$1,112	\$1,146	\$1,180	\$1,216	\$1,252	\$1,290	\$1,328	\$1,368	\$1,409	\$1,451	\$1,495	\$1,540	\$1,586	\$1,634
Hotel/Other	\$50	\$6.00	\$ 0.10	\$0	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,385	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$1,703	\$1,754
<b>Total Business License Tax</b>				<b>\$5,257</b>	<b>\$7,721</b>	<b>\$13,699</b>	<b>\$14,110</b>	<b>\$14,533</b>	<b>\$21,064</b>	<b>\$21,696</b>	<b>\$22,346</b>	<b>\$23,017</b>	<b>\$23,707</b>	<b>\$24,418</b>	<b>\$25,151</b>	<b>\$25,906</b>	<b>\$26,683</b>	<b>\$27,483</b>
<b>Franchise Fees</b>																		
General Franchise Fee Revenues	\$450,000																	
Residential DUEs in Davis	22,782																	
Employee DUEs in Davis	5,239																	
Total DUEs in Davis	28,021																	
Average Revenue Per DUE	\$ 16.06			\$3,671	\$7,436	\$11,974	\$14,806	\$18,678	\$24,412	\$29,838	\$30,733	\$31,655	\$32,604	\$33,583	\$34,590	\$35,628	\$36,697	\$37,797
<b>Motor Vehicle License Fees</b>																		
Motor Vehicle License Fee Revenues	\$3,757,000																	
Davis Resident Population	64,472																	
Average Revenue Per Resident	\$ 58.27			\$32,309	\$66,992	\$99,177	\$127,549	\$163,954	\$212,277	\$266,841	\$274,847	\$283,092	\$291,585	\$300,332	\$309,342	\$318,623	\$328,181	\$338,027
<b>Fines and Forfeitures</b>																		
General Fund Revenue	33430																	
Residential DUEs in Davis	22,782																	
Employee DUEs in Davis	5,239																	
Total DUEs in Davis	28,021																	
Average Revenue Per DUE	\$ 1.19			\$273	\$552	\$889	\$1,100	\$1,388	\$1,814	\$2,217	\$2,283	\$2,352	\$2,422	\$2,495	\$2,570	\$2,647	\$2,726	\$2,808

Notes:

(a) Current average revenue per DUE is provided for informational purposes only. The City's current transient occupancy tax is generated primarily from hotel/motel establishments catering to universil Increased demand from Covell Village is likely to be minimal.

(b) Assumed average annual rate of increase for other revenue sources: 3.0%

Sources: City of Davis, 2004; UC Davis Neighborhood Master Plan - Public Review Draft Fiscal Impact Analysis, 2003; Bay Area Economics, 2004.

**Table 12: Public Works Department Expenditures**

	04/05 Budget	Cumulative Absorption (Year)																
		Phase I 1	2	Phase 2 3	4	5	Phase 3 6	7	Phase 4 8	9	10	11	12	13	14	15		
<b>Transportation Division (Street Maintenance)</b>																		
General Fund Support - Pavement Maintenance	\$ 530,000																	
Roadway Lane Miles in the City of Davis	327																	
Average GF Pavement Maintenance Cost/ Per Line Mile	\$1,621																	
Estimated Average General Fund Street Light Cost Per Lane Mile	\$1,000																	
<b>Net General Fund Roadway Maintenance Expense Per Mile</b>	<b>\$2,621</b>																	
<b>Project Road Quantities</b>																		
	Miles	Lanes	Lane Miles															
Alleys (Publicly Maintained)	5.03	2	10.06															
Residential Streets	7.42	2	14.85															
Residential Streets (Collector/Collector to Connector)	2.21	2	4.42															
Residential Street (Connector)	0.76	2	1.52															
Town Center	0.42	2	0.84															
Arterials (4 Lanes)	0.64	4	2.55															
<b>Subtotal Road Miles</b>	<b>16.48</b>		<b>34.24</b>															
<b>Subtotal, Projected General Fund Roadway Maintenance Cost Increase</b>				\$35,573	\$36,897	\$67,837	\$70,361	\$72,979	\$107,717	\$111,725	\$115,882	\$120,194	\$124,667	\$129,305	\$134,117	\$139,107	\$144,283	\$149,651
<b>Public Works Department Overhead Cost Increases</b>																		
<b>Public Works Department Overall</b>																		
Total Expenditures	\$26,415,026																	
Total General Fund Expenditures	\$478,761																	
<b>Administrative Division</b>																		
Total Revenues	\$239,969																	
General Fund Support	\$47,994																	
Division GF Support as % of Total Dept. GF Expenditures	10.02%																	
Assumed Percentage of Variable Costs	75%																	
Variable Division GF Support as % of Total Dept. GF Expenditures	7.52%																	
<b>Projected General Fund Administrative Division Increases</b>				\$2,675	\$2,774	\$5,100	\$5,290	\$5,487	\$8,099	\$8,400	\$8,713	\$9,037	\$9,373	\$9,722	\$10,084	\$10,459	\$10,848	\$11,251
<b>Support Services Division</b>																		
Total Revenues	\$1,317,180																	
General Fund Support	\$105,749																	
Division GF Support as % of Total Dept. GF Expenditures	22.09%																	
Assumed Percentage of Variable Costs	75%																	
Variable Division GF Support as % of Total Dept. GF Expenditures	16.57%																	
<b>Projected General Fund Support Services Division Increases</b>				\$5,893	\$6,112	\$11,238	\$11,656	\$12,090	\$17,844	\$18,508	\$19,197	\$19,911	\$20,652	\$21,421	\$22,218	\$23,044	\$23,902	\$24,791
<b>Total Public Works Department Expenditures</b>				\$44,140	\$45,783	\$84,175	\$87,308	\$90,556	\$133,660	\$138,634	\$143,792	\$149,142	\$154,692	\$160,448	\$166,418	\$172,610	\$179,033	\$185,694

Note:

		Pct. Of Dept.
(a) Assumed average annual increase in PW non-personnel costs	3.0%	70.2%
Assumed average annual increase in PW personnel costs	5.4%	29.8%
Assumed overall average annual increase in PW costs	3.7%	

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 13: Community Development Department Expenditures**

	04/05 Budget	Cumulative Absorption (Year)														
		Phase I		Phase 2			Phase 3		Phase 4		10	11	12	13	14	15
		1	2	3	4	5	6	7	8	9						
Net General Fund Expenditures	\$783,071															
Total DUEs in Davis	28,021															
Average Cost Per DUE	\$27.95															
Assumed Percent of GF Expenditures Variable	75%															
Variable Costs Per DUE	\$20.96															
Total Project DUEs																
<b>Total Community Development Department General Fund Expenditures</b>		<b>\$4,790</b>	<b>\$9,865</b>	<b>\$16,145</b>	<b>\$20,293</b>	<b>\$26,022</b>	<b>\$34,569</b>	<b>\$42,948</b>	<b>\$44,964</b>	<b>\$47,075</b>	<b>\$49,285</b>	<b>\$51,599</b>	<b>\$54,022</b>	<b>\$56,558</b>	<b>\$59,213</b>	<b>\$61,993</b>

Note:		Pct. Of Dept.
(a) Assumed average annual increase in CD non-personnel costs	3.0%	30.0%
Assumed average annual increase in CD personnel costs	5.4%	70.0%
Assumed overall average annual increase in CD costs	4.7%	

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 14: Parks and Community Services Expenditures**

Park and Open Space Maintenance	04/05 Costs	Cumulative Absorption (Year)																	
		Phase 1			Phase 2			Phase 3			Phase 4			10	11	12	13	14	15
		1	2	3	4	5	6	7	8	9									
Park	\$7,500 /ac.	\$28,958	\$30,197	\$63,932	\$66,667	\$69,520	\$108,201	\$112,831	\$117,658	\$122,693	\$127,943	\$133,418	\$139,126	\$145,080	\$151,287	\$157,761			
Mini-Park	\$7,500 /ac.	\$23,513	\$24,519	\$51,910	\$54,131	\$56,448	\$87,855	\$91,615	\$95,535	\$99,623	\$103,885	\$108,330	\$112,966	\$117,800	\$122,840	\$128,096			
Greenbelts	\$5,500 /ac.	\$42,108	\$43,910	\$92,965	\$96,943	\$101,091	\$157,338	\$164,070	\$171,091	\$178,412	\$186,046	\$194,007	\$202,308	\$210,965	\$219,992	\$229,405			
Restored Habitat	\$2,500 /ac.	\$25,410	\$26,497	\$56,099	\$58,500	\$61,003	\$94,945	\$99,008	\$103,244	\$107,662	\$112,269	\$117,073	\$122,082	\$127,306	\$132,754	\$138,434			
Riparian Habitat	\$2,500 /ac.	\$26,153	\$27,272	\$57,739	\$60,209	\$62,786	\$97,720	\$101,901	\$106,261	\$110,808	\$115,550	\$120,494	\$125,650	\$131,026	\$136,633	\$142,479			
Roadway Landscaping																			
Poleline Greenstreet	\$5,500 /ac.	\$7,260	\$7,571	\$16,028	\$16,714	\$17,429	\$27,127	\$28,288	\$29,498	\$30,761	\$32,077	\$33,449	\$34,881	\$36,373	\$37,930	\$39,553			
Covell Green Street	\$5,500 /ac.	\$4,538	\$4,732	\$10,018	\$10,446	\$10,893	\$16,955	\$17,680	\$18,437	\$19,225	\$20,048	\$20,906	\$21,800	\$22,733	\$23,706	\$24,720			
Additional Green Street Added to Existing Covell	\$5,500 /ac.	\$1,815	\$1,893	\$4,007	\$4,179	\$4,357	\$6,782	\$7,072	\$7,375	\$7,690	\$8,019	\$8,362	\$8,720	\$9,093	\$9,482	\$9,888			
Projected Tree Maintenance Costs (See Appendix B)		\$193,400	\$201,675	\$210,305	\$44,292	\$46,187	\$48,163	\$50,224	\$28,828	\$30,062	\$31,348	\$32,689	\$34,088	\$35,547	\$37,068	\$38,654			
<b>Sub-total Park and Open Space Maintenance</b>		<b>\$353,153</b>	<b>\$368,264</b>	<b>\$563,003</b>	<b>\$412,081</b>	<b>\$429,714</b>	<b>\$645,086</b>	<b>\$672,689</b>	<b>\$677,927</b>	<b>\$706,935</b>	<b>\$737,185</b>	<b>\$768,728</b>	<b>\$801,622</b>	<b>\$835,923</b>	<b>\$871,691</b>	<b>\$908,990</b>			
<b>Per DUE PCS General Fund Costs</b>																			
Neighborhood and Community Services	\$655,416																		
Social Services	\$242,493																		
Public Facilities Maintenance	\$1,295,687																		
City Administrative Facilities Maintenance	\$0																		
Recreation	\$1,076,747																		
General Services	\$0																		
Community Development Block Grant Program	\$0																		
<b>Sub-total Per DUE PCS Costs</b>	<b>\$3,270,343</b>																		
Current City Resident DUEs	22,782																		
Current City Employment DUEs	5,239																		
Employment DUE Reduction Factor	0.36																		
Adjusted Citywide Employment DUEs	1,886																		
Total Adjusted Citywide DUEs	24,668																		
Estimated General Fund Per Adjusted DUE costs	<b>\$ 132.58</b>																		
Project Residential DUEs	1,356	196	394	567	708	883	1,110	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355
Project Employment DUEs	200	33	55	136	136	150	201	201	201	201	201	201	201	201	201	201	201	201	201
Employment DUE Reduction Factor	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36
Adjusted Project Employment DUEs	72	12	20	49	49	54	72	72	72	72	72	72	72	72	72	72	72	72	72
Total Adjusted Project DUEs	1,428	208	414	616	757	937	1,183	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427
<b>Projected PCD Per DUE Costs</b>		<b>\$27,532</b>	<b>\$57,055</b>	<b>\$88,110</b>	<b>\$112,485</b>	<b>\$144,749</b>	<b>\$189,736</b>	<b>\$237,905</b>	<b>\$247,154</b>	<b>\$256,762</b>	<b>\$266,744</b>	<b>\$277,114</b>	<b>\$287,888</b>	<b>\$299,080</b>	<b>\$310,707</b>	<b>\$322,787</b>			
<b>PCS Overhead Costs</b>																			
<b>Total PCS General Fund Support</b>	\$7,208,358																		
Executive Management GF Support	\$540,176																		
Executive Management GF Support as % of Dept. GF Support	7.5%																		
Assumed Percentage of Variable Costs	75%																		
Variable Division GF Support as % of Total Dept. GF Expenditures	5.62%																		
<b>Total PCS Overhead Costs</b>		<b>\$21,396</b>	<b>\$23,904</b>	<b>\$36,595</b>	<b>\$29,482</b>	<b>\$32,287</b>	<b>\$46,920</b>	<b>\$51,178</b>	<b>\$51,992</b>	<b>\$54,163</b>	<b>\$56,424</b>	<b>\$58,780</b>	<b>\$61,234</b>	<b>\$63,791</b>	<b>\$66,454</b>	<b>\$69,230</b>			
<b>Total Parks and Community Services Expenditures</b>		<b>\$402,080</b>	<b>\$449,223</b>	<b>\$687,708</b>	<b>\$554,049</b>	<b>\$606,749</b>	<b>\$881,741</b>	<b>\$961,771</b>	<b>\$977,073</b>	<b>\$1,017,860</b>	<b>\$1,060,353</b>	<b>\$1,104,622</b>	<b>\$1,150,743</b>	<b>\$1,198,793</b>	<b>\$1,248,853</b>	<b>\$1,301,006</b>			

Notes:

		Pct. Of Dept.
(a) Assumed average annual increase in Parks non-personnel costs	0.03	47.2%
Assumed average annual increase in Parks personnel costs	0.0542	52.8%
Assumed overall average annual increase in Parks costs	4.3%	
		Pct. Of Dept.
(a) Assumed average annual increase in CS non-personnel costs	0.03	63.3%
Assumed average annual increase in CS personnel costs	0.0542	36.7%
Assumed overall average annual increase in CS costs	3.9%	

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 15: Police Department Expenditures**

	04/05 Budget	Cumulative Absorption (Year)														
		Phase I 1	2	3	4	5	6	7	Phase 4 8	9	10	11	12	13	14	15
<b>Total Police Department Expenditures</b>																
Net General Fund Expense + Public Safety Tax and Prop. 172	\$10,048,557															
Total Current DUEs (Non-Adjusted) (a)	28,021															
Current Average Cost Per DUE	\$359															
Project DUEs (Non-Adjusted)	1,556															
<b>Estimated General Fund Police Department Expenditures</b>		\$81,963	\$169,131	\$277,378	\$349,354	\$448,893	\$597,575	\$743,936	\$780,463	\$818,785	\$858,987	\$901,164	\$945,412	\$991,832	\$1,040,531	\$1,091,622

Notes:

		Pct. Of Dept.
(a) Assumed average annual increase in PD non-personnel costs	3.0%	21.1%
Assumed average annual increase in PD personnel costs	5.4%	78.9%
Assumed overall average annual increase in PD costs	4.9%	

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 16: Fire Department Expenditures**

	04/05 Budget	Cumulative Absorption (Year)																	
		Phase I		Phase 2			Phase 3			Phase 4		10	11	12	13	14	15		
		1	2	3	4	5	6	7	8	9									
<b>Total Fire Department Expenditures</b>																			
Net General Fund Fire Department Expenditure + Public Safety Tax and Prop. 172	\$6,416,774																		
Plus Cost of Additional Fire Station	\$1,776,000																		
Total Future Fire Dept. GF Cost	\$8,192,774																		
Total Current DUEs	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021	28,021
Plus Project DUEs	1,556	229	450	703	844	1,033	1,311	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556
Total DUEs, Current Plus Project	29,577	28,249	28,470	28,724	28,865	29,054	29,332	29,577	29,577	29,577	29,577	29,577	29,577	29,577	29,577	29,577	29,577	29,577	29,577
Average Future Cost Per DUE	\$277	0	0	\$ 285	\$ 284	\$ 282	\$ 279	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277	\$ 277
<b>Cost Allocation to Project</b>		\$0	\$0	\$221,184	\$277,573	\$354,786	\$468,423	\$579,066	\$608,277	\$638,961	\$671,194	\$705,052	\$740,618	\$777,978	\$817,222	\$858,447			

Note:

**Alternative Cost Allocation Methodology**

Average DUEs/station (w/4 Stations)	7,394
Average cost/station (w/4 Stations)	\$2,048,194
Project as % of 4th station	21.04%

**Alternative project cost allocation**

	Pct. Of Dept.	
(a) Assumed average annual increase in FD non-personnel costs	3.0%	15.5%
Assumed average annual increase in FD personnel costs	5.4%	84.5%
Assumed overall average annual increase in FD costs	5.0%	

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 17: General Government Expenditures**

	04/05 Budget	Cumulative Absorption (Year)																
		Phase 1		Phase 2			Phase 3			Phase 4			10	11	12	13	14	15
		1	2	3	4	5	6	7	8	9								
City Council	\$120,755																	
City Attorney	\$306,188																	
City Manager's Office	\$1,870,666																	
Finance	\$1,284,707																	
<b>Sub-Total General Government General Fund Expenditures</b>	<b>\$3,582,316</b>																	
Resident DUEs	22,782	196	394	567	708	883	1,110	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355
Employee DUEs	5,239	33	55	136	136	150	201	201	201	201	201	201	201	201	201	201	201	201
Employee DUE reduction factor: Employee DUEs equal residential DUEs	0.36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Employee DUEs	1,886	12	20	49	49	54	72	72	72	72	72	72	72	72	72	72	72	72
Total Adjusted DUEs	24,668	208	414	616	757	937	1,183	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427
Average Cost Per Adjusted DUE	\$145																	
Percent Affected by Growth	75%																	
Total Growth-Related Cost Per Adjusted DUE	\$109																	
Project Residential DUEs	1,356																	
Project Employee DUES	200																	
Adjusted Project Employee DUES	72																	
Total Adjusted Project DUES	1,428																	
<b>Total General Government Expenditure</b>		<b>\$22,618</b>	<b>\$46,808</b>	<b>\$72,187</b>	<b>\$92,030</b>	<b>\$118,263</b>	<b>\$154,805</b>	<b>\$193,838</b>	<b>\$201,096</b>	<b>\$208,626</b>	<b>\$216,438</b>	<b>\$224,542</b>	<b>\$232,950</b>	<b>\$241,673</b>	<b>\$250,722</b>	<b>\$260,110</b>		

Notes:

		Pct. Of Dept.
(a) Assumed average annual increase in GG non-personnel costs	3.0%	69.2%
Assumed average annual increase in GG personnel costs	5.4%	30.8%
Assumed overall average annual increase in GG costs	3.7%	

Sources: City of Davis, 2004; Bay Area Economics, 2004.

**Table 18: Summary of Fiscal Impacts for City of Davis**

	Cumulative Absorption (Year)														
	Phase 1	Phase 2			Phase 3			Phase 4							
Revenues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Property Taxes	\$167,699	\$337,167	\$491,735	\$620,092	\$755,627	\$1,091,272	\$1,391,970	\$1,461,764	\$1,515,895	\$1,574,484	\$1,633,138	\$1,726,686	\$1,817,792	\$1,908,857	\$2,006,809
Property Transfer Tax	\$60,172	\$59,603	\$53,041	\$42,527	\$38,332	\$110,920	\$91,641	\$75,796	\$45,215	\$51,902	\$49,214	\$132,035	\$122,100	\$99,733	\$105,853
Sales and Use Taxes	\$65,698	\$136,222	\$185,326	\$242,528	\$316,049	\$413,789	\$524,206	\$539,932	\$556,130	\$572,814	\$589,999	\$607,698	\$625,929	\$644,707	\$664,049
Prop. 172 Public Safety Sales Tax	\$2,402	\$4,980	\$6,775	\$8,866	\$11,553	\$15,126	\$19,162	\$19,737	\$20,329	\$20,939	\$21,567	\$22,214	\$22,881	\$23,567	\$24,274
Municipal Service Tax	\$19,037	\$36,494	\$50,071	\$62,193	\$77,883	\$103,825	\$127,049	\$130,860	\$134,786	\$138,829	\$142,994	\$147,284	\$151,703	\$156,254	\$160,941
Parks Maintenance Tax	\$13,442	\$27,129	\$34,389	\$42,033	\$51,735	\$64,230	\$77,411	\$77,411	\$77,411	\$77,411	\$77,411	\$77,411	\$77,411	\$77,411	\$77,411
Public Safety	\$16,254	\$37,237	\$59,965	\$70,111	\$83,080	\$105,667	\$124,647	\$128,386	\$132,238	\$136,205	\$140,291	\$144,500	\$148,835	\$153,300	\$157,899
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Business License Tax	\$5,257	\$7,721	\$13,699	\$14,110	\$14,533	\$21,064	\$21,696	\$22,346	\$23,017	\$23,707	\$24,418	\$25,151	\$25,906	\$26,683	\$27,483
Franchise Fees	\$3,671	\$7,436	\$11,974	\$14,806	\$18,678	\$24,412	\$29,838	\$30,733	\$31,655	\$32,604	\$33,583	\$34,590	\$35,628	\$36,697	\$37,797
Motor Vehicle License Fees	\$32,309	\$66,992	\$99,177	\$127,549	\$163,954	\$212,277	\$266,841	\$274,847	\$283,092	\$291,585	\$300,332	\$309,342	\$318,623	\$328,181	\$338,027
Fines and Forfeitures	\$273	\$552	\$889	\$1,100	\$1,388	\$1,814	\$2,217	\$2,283	\$2,352	\$2,422	\$2,495	\$2,570	\$2,647	\$2,726	\$2,808
<b>Sub-Total Revenues</b>	<b>\$386,214</b>	<b>\$721,534</b>	<b>\$1,007,041</b>	<b>\$1,245,915</b>	<b>\$1,532,812</b>	<b>\$2,164,396</b>	<b>\$2,676,677</b>	<b>\$2,764,096</b>	<b>\$2,822,119</b>	<b>\$2,922,903</b>	<b>\$3,015,441</b>	<b>\$3,229,481</b>	<b>\$3,349,452</b>	<b>\$3,458,116</b>	<b>\$3,603,351</b>
<b>Expenditures</b>															
Public Works	\$44,140	\$45,783	\$84,175	\$87,308	\$90,556	\$133,660	\$138,634	\$143,792	\$149,142	\$154,692	\$160,448	\$166,418	\$172,610	\$179,033	\$185,694
Planning and Building	\$4,790	\$9,865	\$16,145	\$20,293	\$26,022	\$34,569	\$42,948	\$44,964	\$47,075	\$49,285	\$51,599	\$54,022	\$56,558	\$59,213	\$61,993
Parks and Community Services	\$402,080	\$449,223	\$687,708	\$554,049	\$606,749	\$881,741	\$961,771	\$977,073	\$1,017,860	\$1,060,353	\$1,104,622	\$1,150,743	\$1,198,793	\$1,248,853	\$1,301,006
Police	\$81,963	\$169,131	\$277,378	\$349,354	\$448,893	\$597,575	\$743,936	\$780,463	\$818,785	\$858,987	\$901,164	\$945,412	\$991,832	\$1,040,531	\$1,091,622
Fire	\$0	\$0	\$221,184	\$277,573	\$354,786	\$468,423	\$579,066	\$608,277	\$638,961	\$671,194	\$705,052	\$740,618	\$777,978	\$817,222	\$858,447
General Government	\$22,618	\$46,808	\$72,187	\$92,030	\$118,263	\$154,805	\$193,838	\$201,096	\$208,626	\$216,438	\$224,542	\$232,950	\$241,673	\$250,722	\$260,110
<b>Sub-Total Expenditures</b>	<b>\$555,593</b>	<b>\$720,810</b>	<b>\$1,358,779</b>	<b>\$1,380,606</b>	<b>\$1,645,269</b>	<b>\$2,270,773</b>	<b>\$2,660,193</b>	<b>\$2,755,667</b>	<b>\$2,880,450</b>	<b>\$3,010,949</b>	<b>\$3,147,427</b>	<b>\$3,290,162</b>	<b>\$3,439,443</b>	<b>\$3,595,574</b>	<b>\$3,758,873</b>
<b>NET GENERAL FUND BALANCE</b>	<b>-\$169,379</b>	<b>\$724</b>	<b>-\$351,738</b>	<b>-\$134,692</b>	<b>-\$112,457</b>	<b>-\$106,377</b>	<b>\$16,483</b>	<b>\$8,429</b>	<b>-\$58,331</b>	<b>-\$88,046</b>	<b>-\$131,986</b>	<b>-\$60,681</b>	<b>-\$89,991</b>	<b>-\$137,459</b>	<b>-\$155,522</b>

Source: Bay Area Economics, 2004.

**Table 19: Impact of Changes in Key Assumptions**

	Cumulative Absorption (Year)															
	Phase 1	Phase 2			Phase 3			Phase 4								
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Baseline Net Fiscal Impact (Table 18)</b>	<b>-\$169,379</b>	<b>\$724</b>	<b>-\$351,738</b>	<b>-\$134,692</b>	<b>-\$112,457</b>	<b>-\$106,377</b>	<b>\$16,483</b>	<b>\$8,429</b>	<b>-\$58,331</b>	<b>-\$88,046</b>	<b>-\$131,986</b>	<b>-\$60,681</b>	<b>-\$89,991</b>	<b>-\$137,459</b>	<b>-\$155,522</b>	
For-sale residential appreciation rate set at 3%	-\$169,379	-\$3,325	-\$344,048	-\$130,118	-\$110,403	-\$128,668	-\$49,916	-\$83,529	-\$162,810	-\$212,907	-\$275,597	-\$264,759	-\$336,650	-\$423,175	-\$491,511	
For-sale residential appreciation rate set at 7%	-\$169,379	\$4,773	-\$343,784	-\$119,361	-\$88,676	-\$47,675	\$132,348	\$155,921	\$106,472	\$103,952	\$86,130	\$237,202	\$268,007	\$277,440	\$333,114	
Persons per unit in single-family for sale set to 2.5	-\$168,890	\$1,816	-\$345,488	-\$125,707	-\$100,700	-\$88,869	\$40,254	\$33,769	-\$31,333	-\$59,297	-\$101,388	-\$28,131	-\$55,381	-\$100,674	-\$116,443	
Persons per unit in single-family for sale set to 3.0	-\$170,635	-\$2,085	-\$367,788	-\$157,754	-\$142,626	-\$151,272	-\$44,427	-\$56,507	-\$127,520	-\$161,726	-\$210,407	-\$144,109	-\$178,703	-\$231,747	-\$255,694	
No allocation for new fire station cost	-\$169,379	\$724	-\$130,554	\$142,882	\$242,329	\$362,045	\$595,550	\$616,706	\$580,630	\$583,147	\$573,066	\$679,937	\$687,987	\$679,764	\$702,925	
Allocation for 100% of new fire station	-\$169,379	\$724	-\$2,090,252	-\$1,915,673	-\$1,920,068	-\$1,909,433	-\$1,790,512	-\$1,889,720	-\$2,052,231	-\$2,182,528	-\$2,332,122	-\$2,371,802	-\$2,517,696	-\$2,687,628	-\$2,834,333	

Source: Bay Area Economics, 2004.

---

**Appendix A: Property Tax Allocation**

---

<b>Taxing Entity</b>	<b>Current Tax Distribution</b>	<b>Allocation to Davis</b>	<b>Remainder to Existing Agency</b>	<b>Comment</b>
Yolo County General Fund	11.397138%	5.425038%	5.972100%	47.6% to Davis
Yolo County Accumulated Capital Outlay Fund	1.355973%	0.645443%	0.710530%	47.6% to Davis
Yolo County Library	1.840441%			
Road District #2	2.161442%	2.161442%		
Davis Cemetery District	0.324982%			
Springlake Fire District	7.096454%	7.096454%		
Sac-Yolo Mosquito Abatement District	0.953456%			
Yolo County Resource Conservation District	0.032715%			
Yolo County Flood District	0.680930%			
Los Rios Community College	5.121869%			
Yolo County Schools	3.424921%			
Davis Joint Unified School District	41.281190%			
ERAF - to schools	24.328489%			
<b>City of Davis Share</b>		<b>15.328377%</b>		
<b>Yolo County General Fund Share</b>			<b>5.972100%</b>	
<b>Yolo County ACO Share</b>			<b>0.710530%</b>	

---

Sources: City of Davis, 2004; UC Davis Neighborhood Master Plan - Public Review Draft Fiscal Impact Analysis, 2003; Bay Area Economics, 2004.

---

**Appendix B: Estimated Street and Park Tree Maintenance Costs**

---

Young maintenance cost estimated at \$175 per tree for the first three years for street trees and \$125 per tree for park and greenbelt trees

Large tree maintenance costs estimated from contractor pruning prices of 04/05 fiscal years and are as follows:

Trees 15' to 60'	\$80.00
Trees 61' to 80'	\$160.00

Single Family home costs estimated

Multi family costs estimated at 1 tree per two units.

Cost are yearly totals amortized by 3 years for young maintenance, 4 years for first large tree pruning and seven years thereafter.

Totals are rounded to the nearest hundred dollars.

**Street Trees**

		<u>Young maintenance</u>					<u>Large tree maintenance</u>										
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Single family homes	250 per year	\$4,900	\$4,900	\$4,900	\$6,700	\$6,700	\$6,700	\$6,700	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	
Multi family units	203 total	\$11,800	\$11,800	\$11,800	\$4,100	\$4,100	\$4,100	\$4,100	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	
<b><u>Park and Greenbelt Trees</u></b>																	
106 acres @																	
40 trees per acre est.	4240 total	\$176,700	\$176,700	\$176,700													
Three year phase in																	
breakdown	1413 per year				\$28,260	\$28,260	\$28,260	\$28,260	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	
Total Annual		\$193,400	\$193,400	\$193,400	\$39,060	\$39,060	\$39,060	\$39,060	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500	

---

Source: City of Davis, 2004.