

**Exhibit A: Key Fiscal Impact Analysis Assumptions**

Project: **Nishi**

**Inflation**

General Rate of Revenue Inflation:	Per Leland Model	per year
Inflation for Personnel Costs:	Per Leland Model	per year
Inflation for Non-Personnel Costs:	Per Leland Model	per year

Annual Real Estate Market Price Appreciation	Study Years		
	1-5	6-10	11-15
Affordable for-sale units	1.5%	3.8%	4.0%
Residential for-sale units	1.5%	3.8%	4.0%
Multifamily rental units	1.5%	3.8%	4.0%
Non-residential properties	1.0%	2.5%	3.5%

Property tax = 6.928%

**Population and Employment Densities**

**Ownership**

Small Affordable Units	2.83	persons per unit
Medium Affordable Units	2.83	persons per unit
Large Affordable Units	2.83	persons per unit
Townhouse	2.83	persons per unit
Small Market Rate Units	2.83	persons per unit
Medium Small Market Rate Units	2.83	persons per unit
Medium Market Rate Units	2.83	persons per unit
Large Market Rate Units	2.83	persons per unit
Very Large Market Rate Units	2.83	persons per unit

**Senior Ownership (Age Restricted)**

Senior Assisted Living Units	1.05	persons per unit
Senior Continuing Care Retirement	1.20	persons per unit
Senior Multi-Family	1.35	persons per unit
Senior Single Family Attached	1.73	persons per unit
Senior Single Family Detached	1.80	persons per unit

**Ownership**

Low-Mod (Six-Plex)	1.80	persons per unit
Low-Mod (Co-Operative)	1.80	persons per unit
Low-Mod (Townhouses)	1.80	persons per unit

**Multifamily**

Apartments	3.14	persons per unit
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**Other Residential**

Co-Housing	3.14	persons per unit
Student Apartments	3.14	persons per unit
Land Dedication (Apts.)	2.32	persons per unit
Work-Live	1.80	persons per unit
Low Income MF not for Profit	1.83	persons per unit
Village Apartments	3.14	persons per unit

**Senior Congregate Care Core Facility**

1.00 per bed

**Non-Residential**

Retail	500	square feet per employee
Office	300	square feet per employee
Senior Care Facility	750	square feet per employee
Industrial	1,000	square feet per employee
Satellite School (Property Tax Exempt)	1,000	square feet per employee
Restaurant	500	square feet per employee
Athletic Club	750	square feet per employee
Community Rec. Building	0	n.a.
Institutional Meeting house	0	n.a.
Hotel	2,000	square feet per employee
Other	1,000	square feet per employee

**Variable vs. Fixed Costs for Service Expansion**

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

**Property Tax Assessment for Affordable For-Sale Units**

Assumed Taxed at Full Market Value

Note:

This is the base assumptions but can be changed with information provided by the developer

**Table 1: Development Program**

**Project: Nishi**

Ownership	Units	Parks and Open Space	Acres
Small Affordable Units		Park	0.00
Medium Affordable Units		Mini-Park/Green Space/Village Greens	
Large Affordable Units		Greenbelts	0.00
Townhouse		Linear Green	0.00
Small Market Rate Units		Habitat	0.00
Medium Small Market Rate Units		<b>Sub-Total Parks and Open Space</b>	<b>0</b>
Medium Market Rate Units		<b>Streets</b>	<b>Linear Ft.</b>
Large Market Rate Units		Two-Lane Arterial	
Very Large Market Rate Units		Collector Street 1	
		Collector Street 2	
<b>Senior Ownership (Age Restricted)</b>		Residential Street (Connector to Collector)	0
Senior Assisted Living Units		Residential Lane	0
Senior Continuing Care Retirement		Residential Park Side Street	
Senior Multi-Family		Residential Linear Green Side Street	
Senior Single Family Attached		Linear Green Frontage / Live-Work Street	
Senior Single Family Detached		Residential Half-Circle (One Way)	
		Residential Connector Lanes	
<b>Ownership</b>		Alley Commons	
Low-Mod (Six-Plex)		Main Arterial Traffic Calming	
Low-Mod (Co-Operative)		Collector Street Traffic Calming	0
Low-Mod (Townhouses)		Residential Street Traffic Calming	0
		Residential Lane - Modified	
<b>Multifamily</b>		Residential Lane Side Street	0
Apartments	700	<b>Total Publicly Maintained Streets</b>	<b>0</b>
		<b>Urban Forestry</b>	<b>Trees</b>
<b>Other Residential</b>		Street Trees	0
Co-Housing		<b>Sub-Total Street Trees</b>	<b>0</b>
Student Apartments	0		
Land Dedication (Apts.)			
Work-Live			
Low Income MF not for Profit			
Village Apartments			
<b>Sub-Total Residential Units</b>	<b>700</b>		
		<b>Non-Residential</b>	<b>Square Feet</b>
		Retail	7,500
		Office	0
		Senior Care Facility	
		Industrial	
		Satellite School (Property Tax Exempt)	
		Restaurant	2,500
		Athletic Club	
		Community Rec. Building	
		Institutional Meeting house	
		Hotel	
		Other	
<b>Sub-Total Non-Residential Square Feet</b>	<b>10,000</b>		

Notes:

This information is given to the City by the Developer

Sources: City of Davis, Community Development Department

**Table 2 Absorption Schedule**

**Project Nishi**

Project	Total Units	Cumulative Absorption (Year)														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Phased Ownership</b>																
Small Affordable Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Affordable Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Affordable Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Townhouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Market Rate Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Small Market Rate Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Market Rate Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Market Rate Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Very Large Market Rate Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Senior Ownership (Age Restricted)</b>																
Senior Assisted Living Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Continuing Care Retirement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Single Family Attached	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Single Family Detached	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Ownership</b>																
Low-Mod (Six-Plex)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Low-Mod (Co-Operative)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Low-Mod (Townhouses)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Multifamily</b>																
Apartments	700	140	280	420	560	700	700	700	700	700	700	700	700	700	700	700
<b>Other Residential</b>																
Co-Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Student Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Dedication (Apts.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Work-Live	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Low Income MF not for Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Village Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SUB-TOTAL RESIDENTIAL UNITS</b>	<b>700</b>	<b>140</b>	<b>280</b>	<b>420</b>	<b>560</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>
<b>Non-Residential Square Feet</b>																
Retail	7,500	0	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Care Facility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Satellite School (Property Tax Exempt)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Restaurant	2,500	0	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
Athletic Club	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community Rec. Building	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional Meeting house	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Sub-Total Non-Residential Square Feet</b>	<b>10,000</b>	<b>0</b>	<b>7,500</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Parks and Open Space Acres</b>																
Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mini-Park/Green Space/Village Greens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Greenbelts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Linear Green	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Habitat	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub-Total Parks and Open Space</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Urban Forestry Trees</b>																
Street Trees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Streets Linear Feet</b>																
Two-Lane Arterial	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collector Street 1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collector Street 2	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Street (Connector to Collector)	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Lane	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Park Side Street	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Alley Commons	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Main Arterial Traffic Calming	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collector Street Traffic Calming	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Lane - Modified	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Lane Side Street	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Publicly Maintained Streets</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Notes:  
Absorption information is furnished by the developer  
Sources: City of Davis, Community Development Department

**Table 3 - Estimated Dwelling Unit Equivalents**

**Project: Nishi**

	Population Density	Estimated Population	DUE Factors (a)	Estimated DUEs	Cumulative DUE Absorption (Year)															
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Phased Ownership</b>																				
Small Affordable Units	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Medium Affordable Units	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Large Affordable Units	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Townhouse	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Small Market Rate Units	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Medium Small Market Rate Units	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Medium Market Rate Units	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Large Market Rate Units	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Very Large Market Rate Units	2.83 per unit	0	0.90 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Senior Ownership (Age Restricted)</b>																				
Senior Assisted Living Units	1.05 per unit	0	0.33 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Senior Continuing Care Retirement	1.20 per unit	0	0.38 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Senior Multi-Family	1.35 per unit	0	0.43 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Senior Single Family Attached	1.73 per unit	0	0.55 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Senior Single Family Detached	1.80 per unit	0	0.57 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Ownership</b>																				
Low-Mod (Six-Plex)	1.80 per unit	0	0.57 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Low-Mod (Co-Operative)	1.80 per unit	0	0.57 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Low-Mod (Townhouses)	1.80 per unit	0	0.57 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Multifamily</b>																				
Apartments	3.14 per unit	2,198	1.00 per unit	700	140	280	420	560	700	700	700	700	700	700	700	700	700	700	700	
<b>Other Residential</b>																				
Co-Housing	3.14 per unit	0	1.00 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Student Apartments	3.14 per unit	0	1.00 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Land Dedication (Apts.)	2.32 per unit	0	0.74 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Work-Live	1.80 per unit	0	0.57 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Low Income MF not for Profit	1.83 per unit	0	0.58 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Village Apartments	3.14 per unit	0	1.00 per unit	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Senior Congregate Care Core Facility</b>	1 per bed	0	0.32 per bed	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Sub-Total Residential</b>		<b>2,198</b>		<b>700</b>	<b>140</b>	<b>280</b>	<b>420</b>	<b>560</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	<b>700</b>	
<b>Non-Residential</b>																				
Retail	500 square feet per employee	15	0.64 per 1,000 square feet	5	0	0	5	5	5	5	5	5	5	5	5	5	5	5	5	
Office	300 square feet per employee	0	1.06 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Senior Care Facility	750 square feet per employee	0	0.42 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Industrial	1000 square feet per employee	0	0.32 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Satellite School (Property Tax Exempt)	1000 square feet per employee	0	0.32 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Restaurant	500 square feet per employee	5	0.64 per 1,000 square feet	2	0	0	0	2	2	2	2	2	2	2	2	2	2	2	2	
Athletic Club	750 square feet per employee	0	0.42 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Community Rec. Building	n a. square feet per employee	0	0.00 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Institutional Meeting house	n a. square feet per employee	0	0.00 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hotel	2000 square feet per employee	0	0.16 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other	1000 square feet per employee	0	0.32 per 1,000 square feet	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Sub-Total Non-Residential</b>		<b>20</b>		<b>7</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	
<b>Total DUES</b>				<b>707</b>	<b>140</b>	<b>280</b>	<b>425</b>	<b>567</b>	<b>707</b>	<b>707</b>	<b>707</b>	<b>707</b>	<b>707</b>	<b>707</b>	<b>707</b>	<b>707</b>	<b>707</b>	<b>707</b>	<b>707</b>	

Note:

(a) UCD Neigh. Master Plan Fiscal Impact Analysis indicates that City of Davis Final Development Impact Fee Study Update 2000-2105 establishes 1 DUE equal to 3.14 persons.

Sources: City of Davis, 2004; UC Davis Neighborhood Master Plan - Public Review Draft Fiscal Impact Analysis, 2003; Bay Area Economics, 2005.

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

**Project: Nishi**

	Estimated Valuation Market Rate Units	Estimated Valuation Affordable Units	Percentage variance	Assumed valuation	Units
<b>Ownership</b>					
Small Affordable Units	n.a.	\$0	0%	\$0	0
Medium Affordable Units	n.a.	\$0	0%	\$0	0
Large Affordable Units	n.a.	\$0	0%	\$0	0
Townhouse	n.a.	\$0	0%	\$0	0
Small Market Rate Units	\$0		0%	\$0	0
Medium Small Market Rate Units	\$0		0%	\$0	0
Medium Market Rate Units	\$0		0%	\$0	0
Large Market Rate Units	\$0		0%	\$0	0
Very Large Market Rate Units	\$0		0%	\$0	0
<b>Senior Ownership (Age Restricted)</b>					
Senior Assisted Living Units	n.a.	\$0	0%	\$0	0
Senior Continuing Care Retirement	\$0		0%	\$0	0
Senior Multi-Family	\$0		0%	\$0	0
Senior Single Family Attached	\$0		0%	\$0	0
Senior Single Family Detached	\$0		0%	\$0	0
<b>Ownership</b>					
Low-Mod (Six-Plex)	n.a.	\$0	0%	\$0	0
Low-Mod (Co-Operative)	n.a.	\$0	0%	\$0	0
Low-Mod (Townhouses)	n.a.	\$0	0%	\$0	0
<b>Multifamily</b>					
Apartments	\$350,000		0%	\$350,000	700
<b>Other Residential</b>	\$0				
Co-Housing	\$0		0%	\$0	0
Student Apartments	\$350,000	\$350,000	0%	\$350,000	0
Land Dedication (Apts.)	\$0		0%	\$0	0
Work-Live	\$0		0%	\$0	0
Low Income MF not for Profit	\$0		0%	\$0	0
Village Apartments	\$0		0%	\$0	0
<b>Non-Residential</b>					
Retail	\$350 /s.f.			\$350	7,500
Office	\$0			\$0	0
Senior Care Facility	\$0			\$0	0
Industrial	\$0			\$0	0
Satellite School (Property Tax Exempt)	\$0			\$0	0
Restaurant	\$500			\$500	2,500
Athletic Club	\$0			\$0	0
Community Rec. Building	\$0			\$0	0
Institutional Meeting house	\$0			\$0	0
Hotel	\$0			\$0	0
Other					

**Note**

Based on cost information provided by the developer

- (a) Estimated valuation of affordable middle-income for-sale units assumes units are assessed at full market value, per Affordable Housing Foundation proposal. Low-Mod. For-sale affordable units are assessed at restricted sale price.
- (b) Assumes units would be owned by for-profit developer. Actual assessment may be reduced due to restricted rents.



**Table 6: Property Transfer Tax**

Ownership	Cumulative Absorption (Year)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Value of Initial Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Valuation In Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Value of Resales		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Senior Ownership (Age Restricted)</b>															
Value of Initial Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Valuation In Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Value of Resales		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ownership</b>															
Value of Initial Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Valuation In Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Value of Resales		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Multifamily</b>															
Value of Initial Sales (assumes no initial property turnover)															
Total Valuation In Place	\$49,000,000	\$99,715,000	\$152,190,325	\$206,472,372	\$262,608,633	\$267,860,806	\$273,218,022	\$278,682,383	\$284,256,030	\$289,941,151	\$295,739,974	\$301,654,773	\$307,687,869	\$313,841,626	\$320,118,459
Value of Resales		\$4,985,750	\$7,609,516	\$10,323,619	\$13,130,432	\$13,393,040	\$13,660,901	\$13,934,119	\$14,212,802	\$14,497,058	\$14,786,999	\$15,082,739	\$15,384,393	\$15,692,081	\$16,005,923
<b>Other Residential</b>															
Value of Initial Sales (assumes no initial property turnover)															
Total Valuation In Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Value of Resales		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Non-Residential</b>															
Value of Initial Sales (assumes no initial property turnover)	\$0														
Total Valuation In Place	\$0	\$0	\$2,677,763	\$4,019,194	\$4,099,578	\$4,181,569	\$4,265,201	\$4,350,505	\$4,437,515	\$4,526,265	\$4,616,791	\$4,709,126	\$4,803,309	\$4,899,375	\$4,997,363
Value of Resales		\$0	\$81,144	\$121,794	\$124,230	\$126,714	\$129,249	\$131,833	\$134,470	\$137,160	\$139,903	\$142,701	\$145,555	\$148,466	\$151,435
<b>Total Valuation Subject to Transfer Tax</b>	\$0	\$4,985,750	\$7,690,661	\$10,445,412	\$13,254,661	\$13,519,755	\$13,790,150	\$14,065,953	\$14,347,272	\$14,634,217	\$14,926,901	\$15,225,439	\$15,529,948	\$15,840,547	\$16,157,358
<b>Property Transfer Tax Allocated to City</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,585</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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.

(b) Proportion of existing units assumed sold annually:

Single-family for-sale	8.0%	12 years	per the 2013 report
Senior for-sale	4.0%		
Other for-sale	5.0%		
Multifamily Rental	5.0%		
Non-residential	3.0%		

Source: Bay Area Economics, 2005.

Table 7: Sales and Use Tax

PER CAPITA DEMAND-BASED REVENUES

Phased Ownership	Estimated Persons Per Household	Estimated Expenditures Per Household	Cumulative Expenditures (Year)														
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Small Affordable Units	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Affordable Units	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Affordable Units	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Townhouse	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Small Market Rate Units	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Small Market Rate Units	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Market Rate Units	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Market Rate Units	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Very Large Market Rate Units	2.83	\$26,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Senior Ownership (Age Restricted)</b>																	
Senior Assisted Living Units	1.05	\$9,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Continuing Care Retirement	1.20	\$11,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Multi-Family	1.35	\$12,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Single Family Attached	1.73	\$16,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Single Family Detached	1.80	\$16,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ownership</b>																	
Low-Mod (Six-Plex)	1.80	\$16,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod (Co-Operative)	1.80	\$16,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod (Townhouses)	1.80	\$16,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Multifamily</b>																	
Apartments	3.14	\$11,395.68	\$1,595,395	\$3,136,547	\$4,798,917	\$6,712,085	\$8,801,222	\$9,109,264	\$9,418,979	\$9,729,806	\$9,554,669	\$10,003,739	\$10,483,918	\$10,987,146	\$11,349,722	\$11,735,612	\$12,134,623
<b>Other Residential</b>																	
Co-Housing	3.14	\$29,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Student Apartments	3.14	\$11,395.68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Dedication (Apts.)	2.32	\$21,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Work-Live	1.80	\$16,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low Income MF not for Profit	1.83	\$17,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Village Apartments	3.14	\$29,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INCREMENTAL SALES TAX RELATED TO EXPANSION OF CITYWIDE RETAIL BASE

Quantity of Proposed Retail Assumed as Community-Serving Retail (a)	0	0	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632
Gross Potential Community Retail Sales (b)	\$0	\$0	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895	\$657,895
Portion of Community Retail Sales Attributed as Additional Revenue Beyond Per-Capita Expenditures, Above (c)	\$0	\$0	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474	\$164,474
<b>Total Net Increase in Local Taxable Retail Expenditures</b>			\$1,595,395	\$3,136,547	\$4,963,391	\$6,876,559	\$8,965,695	\$9,273,738	\$9,583,453	\$9,894,279	\$9,719,143	\$10,168,212	\$10,648,392	\$11,151,620	\$11,514,196	\$11,900,086	\$12,299,097
Local Sales Tax Revenues (d)			\$31,908	\$62,731	\$99,268	\$137,531	\$179,314	\$185,475	\$191,669	\$197,886	\$194,383	\$203,364	\$212,968	\$223,032	\$230,284	\$238,002	\$245,982
Pooled County and State Sales Tax Revenues (e)			\$2,878	\$5,658	\$8,954	\$12,405	\$16,174	\$16,730	\$17,289	\$17,849	\$17,533	\$18,343	\$19,210	\$20,118	\$20,772	\$21,468	\$22,188
<b>Total Sales and Use Tax</b>			<b>\$34,786</b>	<b>\$68,389</b>	<b>\$108,222</b>	<b>\$149,936</b>	<b>\$195,488</b>	<b>\$202,205</b>	<b>\$208,958</b>	<b>\$215,735</b>	<b>\$211,916</b>	<b>\$221,708</b>	<b>\$232,178</b>	<b>\$243,150</b>	<b>\$251,056</b>	<b>\$259,469</b>	<b>\$268,170</b>
<b>Public Safety Sales Tax (f)</b>			<b>\$989</b>	<b>\$4,239</b>	<b>\$6,707</b>	<b>\$9,293</b>	<b>\$12,116</b>	<b>\$12,532</b>	<b>\$12,950</b>	<b>\$13,370</b>	<b>\$13,134</b>	<b>\$13,741</b>	<b>\$14,390</b>	<b>\$15,070</b>	<b>\$15,560</b>	<b>\$16,081</b>	<b>\$16,620</b>

Notes:

(a) Sales tax revenue assumptions:

	June	2016	2017	CPI detailed Report											
Population (DOF JANUARY 2017)	68,740														
2015 Taxable Sales Est. (SBOE)	\$633,471,479	241,038	244,955												
Average Per Capita Taxable Sales	\$9,215														
Inflation Factor	101.63% <a href="http://www.bls.gov/bls/inflation.htm">http://www.bls.gov/bls/inflation.htm</a>	1.63%													
Estimated current year Local Per Capita Taxable Sales	\$9,365.23	Percentages are based on the percentage of change on the Leland Model													
Assumed average rate of increase for per capita sales	1.6%	-1.7%	2.0%	4.9%	4.9%	3.5%	3.4%	3.3%	-1.8%	4.7%	4.8%	4.8%	3.3%	3.4%	3.4%

- (a) Per City Council direction 35%
- (b) Assumed \$ in sales per square foot of community retail space \$ 250
- (c) Assumed portion not already counted in per capita expenditures 25%
- (d) With passage of Measure O, local allocation of sales taxes is 2.0% of taxable sales; assumes Measure O is extended through analysis period. Actual sales tax revenues may be less than 2.0% due to local sales of autos to people residing outside Davis.
- (e) Based on SBOE data for 2014Q3 through 2016 Q2, the City of Davis pooled sales tax revenue is 18.04% of the base 1% sales tax revenues.
- (f) Public Safety Sales Tax as Pct. Of Base 1% Sales Tax 6.2%

2017-18 Citywide Sales Tax Revenue 8,067,577 001-0000-303.0500  
 2017-18 Citywide Prop. 172 Public Safety S 500,000 155-0000-303.0510



**Table 8 Municipal Services Tax**

Ownership	Average Lot Size (Sq. Ft.)	Base Tax	Lot Size Charge	Average Revenue/Unit	Total Revenue	Annual Revenues (Year)														
	1					2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Small Affordable Units	2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Affordable Units	2,900	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Affordable Units	3,200	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Townhouse	3,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Small Market Rate Units	4,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Small Market Rate Units	5,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Market Rate Units	6,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Market Rate Units	7,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Very Large Market Rate Units	8,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Senior Ownership (Age Restricted)</b>						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Assisted Living Units	2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Continuing Care Retirement	3,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Multi-Family	4,250	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Single Family Attached	4,750	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Single Family Detached	5,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ownership</b>						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod (Six-Plex)	2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod (Co-Operative)	2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod (Townhouses)	2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Multifamily</b>						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartments	1,500	\$62,160.00	\$756.00	\$89.88	\$62,916.00	\$12,583	\$12,583	\$40,049	\$55,000	\$70,813	\$72,937	\$75,125	\$77,379	\$79,700	\$82,091	\$84,554	\$87,090	\$89,703	\$92,394	\$95,166
<b>Other Residential</b>						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Co-Housing	2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Student Apartments	1,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Dedication (Apts.)	1,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Work-Live	1,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low Income MF not for Profit	1,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Village Apartments	1,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SUB-TOTAL RESIDENTIAL UNITS</b>		<b>\$62,160.00</b>	<b>\$756.00</b>	<b>\$0.00</b>	<b>\$62,916.00</b>	<b>\$12,583.20</b>	<b>\$12,583.20</b>	<b>\$40,048.55</b>	<b>\$55,000.01</b>	<b>\$70,812.51</b>	<b>\$72,936.89</b>	<b>\$75,124.99</b>	<b>\$77,378.74</b>	<b>\$79,700.11</b>	<b>\$82,091.11</b>	<b>\$84,553.84</b>	<b>\$87,090.46</b>	<b>\$89,703.17</b>	<b>\$92,394.27</b>	<b>\$95,166.10</b>
<b>Non-Residential</b>																				
Retail	30,000	\$869.40	\$21.60	\$0.12	\$891.00	\$0	\$0	\$945	\$974	\$1,003	\$1,033	\$1,064	\$1,096	\$1,129	\$1,163	\$1,197	\$1,233	\$1,270	\$1,308	\$1,348
Office	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Care Facility	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Satellite School (Property Tax Exempt)	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restaurant	10,000	\$289.80	\$7.20	\$0.12	\$297.00	\$0	\$0	\$325	\$334	\$344	\$355	\$365	\$376	\$388	\$399	\$411	\$423	\$436	\$449	
Athletic Club	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Rec. Building	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Institutional Meeting house	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SUB-TOTAL NON-RESIDENTIAL SQUARE FEET</b>	<b>40,000</b>	<b>\$1,159</b>	<b>\$29</b>	<b>\$0.24</b>	<b>\$1,188</b>	<b>\$0</b>	<b>\$0</b>	<b>\$945</b>	<b>\$1,298</b>	<b>\$1,337</b>	<b>\$1,377</b>	<b>\$1,419</b>	<b>\$1,461</b>	<b>\$1,505</b>	<b>\$1,550</b>	<b>\$1,597</b>	<b>\$1,644</b>	<b>\$1,694</b>	<b>\$1,745</b>	<b>\$1,797</b>
<b>TOTAL MUNICIPAL SERVICES TAX</b>		<b>\$63,319</b>	<b>\$785</b>	<b>\$0</b>	<b>\$64,104</b>	<b>\$12,583</b>	<b>\$12,583</b>	<b>\$40,994</b>	<b>\$56,298</b>	<b>\$72,150</b>	<b>\$74,314</b>	<b>\$76,544</b>	<b>\$78,840</b>	<b>\$81,205</b>	<b>\$83,641</b>	<b>\$86,150</b>	<b>\$88,735</b>	<b>\$91,397</b>	<b>\$94,139</b>	<b>\$96,963</b>

Notes:

<b>Tax schedule:</b>	
Residential Base/unit	\$88.80 per year
Residential lot/s.f	\$0.000720 per year
Commercial Base/S.f.	\$0.115920 per year
Commercial Lot/S.f.	\$0.000720 per year
Annual Escalator	3.0%
Voted in by City Council pre Prop 13	
Sources: City of Davis; Bay Area Economics; Goodwin Consulting Group, Inc.	

**Table 9 Parks Maintenance Tax**

Ownership	Annual Revenues (Year)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Small Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Townhouse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Small Market Rate Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Small Market Rate Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Market Rate Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Market Rate Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Very Large Market Rate Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Senior Ownership (Age Restricted)</b>															
Senior Assisted Living Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Continuing Care Retirement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Multi-Family	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Single Family Attached	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Single Family Detached	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ownership</b>															
Low-Mod (Six-Plex)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod (Co-Operative)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod (Townhouses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Multifamily</b>															
Apartments	\$6,860	\$13,720	\$20,580	\$27,440	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300
<b>Other Residential</b>															
Co-Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Student Apartments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Dedication (Apts.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Work-Live	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low Income MF not for Profit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Village Apartments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SUB-TOTAL RESIDENTIAL UNITS</b>	<b>\$6,860</b>	<b>\$13,720</b>	<b>\$20,580</b>	<b>\$27,440</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>	<b>\$34,300</b>
<b>Non-Residential</b>															
Retail	\$0	\$0	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Care Facility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Satellite School (Property Tax Exempt)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restaurant	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Athletic Club	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Rec. Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Institutional Meeting house	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SUB-TOTAL NONRESIDENTIAL SQ. FT.</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>
<b>Total</b>	<b>\$6,860</b>	<b>\$13,720</b>	<b>\$20,880</b>	<b>\$27,840</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$34,700</b>

Notes:  
 Maintenance Tax Per Residential Unit **\$49**  
 Maint. Tax Per 1,000 Sq. Ft. Commercial building (Max of 10,000 Sq. Ft.) **\$40**  
 Fees are set at current rates  
 Sources: City of Davis; Bay Area Economics; Goodwin Consulting Group, Inc.

**Table 10 Public Safety Tax**

Ownership	Average Lot Size (Sq. Ft.)	Base Tax	Lot Size Charge	Average Revenue Per Unit	Total Revenue	Cumulative Absorption (Year)														
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Small Affordable Units	2,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Affordable Units	2,900	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Affordable Units	3,200	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Townhouse	3,600	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Small Market Rate Units	4,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Small Market Rate Units	5,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medium Market Rate Units	6,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Market Rate Units	7,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Very Large Market Rate Units	8,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Multifamily</b>																				
Apartments	1,500	\$48,636.00	\$554.40	\$70.27	\$49,190	\$9,838	\$20,266	\$31,312	\$43,001	\$55,364	\$57,025	\$58,736	\$60,498	\$62,313	\$64,182	\$66,108	\$68,091	\$70,134	\$72,238	\$74,405
<b>Other Residential</b>																				
Co-Housing	2,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Student Apartments	1,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Dedication (Apts.)	1,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Work-Live	1,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low Income MF not for Profit	1,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Village Apartments	1,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1,500	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SUB-TOTAL RESIDENTIAL UNITS</b>						\$9,838	\$20,266	\$31,312	\$43,001	\$55,364	\$57,025	\$58,736	\$60,498	\$62,313	\$64,182	\$66,108	\$68,091	\$70,134	\$72,238	\$74,405
<b>Non-Residential</b>				<u>Revenue/Sq. Ft.</u>																
Retail	30,000	\$1,039.50	\$15.84	\$0.14	\$1,055.34	\$0	\$0	\$1,120	\$1,153	\$1,188	\$1,223	\$1,260	\$1,298	\$1,337	\$1,377	\$1,418	\$1,461	\$1,505	\$1,550	\$1,596
Office	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Care Facility	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Satellite School (Property Tax Exempt)	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restaurant	10,000	\$346.50	\$5.28	\$0.14	\$351.78	\$0	\$0	\$0	\$384	\$396	\$408	\$420	\$433	\$446	\$459	\$473	\$487	\$502	\$517	\$532
Athletic Club	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Rec. Building	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Institutional Meeting house	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SUB-TOTAL NON-RESIDENTIAL SQUARE FEET</b>						\$0	\$0	\$1,120	\$1,538	\$1,584	\$1,631	\$1,680	\$1,731	\$1,782	\$1,836	\$1,891	\$1,948	\$2,006	\$2,066	\$2,128
<b>TOTAL</b>						<b>\$9,838</b>	<b>\$20,266</b>	<b>\$32,431</b>	<b>\$44,539</b>	<b>\$56,948</b>	<b>\$58,656</b>	<b>\$60,416</b>	<b>\$62,229</b>	<b>\$64,095</b>	<b>\$66,018</b>	<b>\$67,999</b>	<b>\$70,039</b>	<b>\$72,140</b>	<b>\$74,304</b>	<b>\$76,533</b>

Notes:

Base Rate Per Residential Unit **\$ 69.48**  
 Rate Per Square Foot of Residential Lot Size **\$ 0.00053**

Base Rate Per Commercial Square Foot **\$ 0.14**  
 Rate Per Square Foot of Commercial Lot Size **\$ 0.00053**

Annual Increase in Tax Rate 3.0%

Voted in by City Council pre Prop 13

Sources: City of Davis; Bay Area Economics; Goodwin Consulting Group, Inc.

**Table 11 Other Revenues**

				Cumulative Absorption (Year)														
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Transient Occupancy Tax</b>																		
Transient Occupancy Tax Revenues		\$1,752,030																
Current Resident Population (2017 DOF)		68,740																
Residents Per DUE (a)		3.14																
Residential DUEs in Davis		21,892																
Existing City Employment (2016 Claritas)		22,167																
Employees Per DUE (b)		3.14																
Employee DUEs in Davis		7,060																
Total DUEs in Davis		28,951																
Average Revenue Per DUE		\$60.52	(a)	\$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	\$0	\$0	\$920	\$945	\$971	\$991	\$1,011	\$1,031	\$1,026	\$1,054	\$1,083	\$1,113	\$1,135	\$1,158	\$1,181
Office	\$200	\$9.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Care Facility	n.avail.	\$0.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	n.avail.	\$0.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Satellite School (Property Tax Exempt)	n.avail.	\$0.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restaurant	\$200	\$9.00	\$0.18	\$0	\$0	\$0	\$473	\$486	\$495	\$505	\$515	\$513	\$527	\$541	\$556	\$567	\$579	\$590
Athletic Club	\$40	\$9.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Rec. Building	\$0	\$0.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Institutional Meeting house	\$0	\$0.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$50	\$6.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	n.avail.	\$0.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	n.avail.	\$0.00	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>				<b>\$0</b>	<b>\$0</b>	<b>\$920</b>	<b>\$1,418</b>	<b>\$1,457</b>	<b>\$1,486</b>	<b>\$1,516</b>	<b>\$1,546</b>	<b>\$1,539</b>	<b>\$1,581</b>	<b>\$1,624</b>	<b>\$1,669</b>	<b>\$1,702</b>	<b>\$1,736</b>	<b>\$1,771</b>
<b>Franchise Fees</b>																		
General Franchise Fee Revenues		\$1,181,696																
Residential DUEs in Davis		21,892																
Employee DUEs in Davis		7,060																
Total DUEs in Davis		28,951																
Average Revenue Per DUE		\$40.82		\$5,714	\$11,612	\$18,101	\$24,800	\$31,759	\$32,553	\$33,366	\$34,201	\$34,782	\$35,721	\$36,686	\$37,676	\$38,618	\$40,819	\$41,840
<b>Property Tax In-Lieu of VLF</b>																		
In-Lieu VLF		\$6,471,172																
Gross Citywide AV		\$8,082,393,549																
Project AV	\$49,713,196	\$101,166,354	\$157,122,196	\$213,555,275	\$270,590,155	\$276,001,958	\$281,521,998	\$287,152,437	\$292,895,486	\$298,753,396	\$304,728,464	\$310,823,033	\$317,039,494	\$323,380,284	\$329,847,889			
Percent Increase In Project AV from Year 1		204%	316%	430%	544%	555%	566%	578%	589%	601%	613%	625%	638%	650%	664%			
ILVLF	\$39,803	\$80,999	\$125,800	\$170,983	\$216,648	\$220,981	\$225,401	\$229,909	\$234,507	\$239,197	\$243,981	\$248,861	\$253,838	\$258,915	\$264,093			
<b>Gas Tax Revenues</b>																		
Total Gas Tax Revenues		\$1,435,625																
Residential DUEs in Davis		21,892																
Average Revenue Per DUE		\$65.58		\$9,181	\$18,270	\$28,173	\$38,615	\$49,234	\$50,219	\$51,223	\$52,248	\$49,636	\$51,025	\$52,454	\$53,923	\$55,001	\$56,101	\$57,223
<b>Community Services Revenues</b>																		
Total Community Services Revenues		\$2,221,899																
Existing Resident Population		68,740																
Total Registrations		16,166																
Utilization rate		23.52%																
Total DUEs in Davis		28,951																
Average Adjusted Revenue Per DUE		\$18.05		\$2,527	\$5,028	\$7,846	\$10,761	\$13,686	\$13,960	\$14,239	\$14,524	\$13,798	\$14,184	\$14,581	\$14,989	\$15,289	\$15,595	\$15,907
<b>Other Charges for Service Revenues</b>																		
Total Other Charges for Service Revenues		\$3,363,535																
Residential DUEs in Davis		21,892																
Employee DUEs in Davis		7,060																
Total DUEs in Davis		28,951																
Average Revenue Per DUE		\$116.18		\$16,265	\$32,368	\$50,505	\$69,266	\$88,096	\$89,858	\$91,655	\$93,488	\$88,814	\$91,301	\$93,857	\$96,485	\$98,415	\$100,383	\$102,391
<b>Fines and Forfeitures</b>																		
General Fund Revenue		647,750																
Residential DUEs in Davis		21,892																
Employee DUEs in Davis		7,060																
Total DUEs in Davis		28,951																
Average Revenue Per DUE		\$22.37		\$3,132	\$6,233	\$9,726	\$13,339	\$16,966	\$17,305	\$17,651	\$18,004	\$17,104	\$17,583	\$18,075	\$18,581	\$18,953	\$19,332	\$19,718

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 university-related demand and/or highway related demand.  
 (b) Assumed average annual rate of increase for other revenue sources:  
 (c) FY 2016-17 VLF amount and AV per County Auditor's Office

Table 12: Public Works Department Expenditures <sup>(a)</sup>

	17/18 Budget	Cumulative Absorption (Year)															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Transportation Division (Street Maintenance)</b>																	
General Fund Support - Pavement Maintenance	\$ 3,571,336																
Roadway Lane Miles in the City of Davis	357																
Average GF Pavement Maintenance Cost/ Per Line Mile	\$10,004																
Estimated Average General & Gas Tax Funds Street Light Cost Per Lane Mile	\$1,697																
<b>Net General Fund Roadway Maintenance Expense Per Mile</b>	\$11,701																
<b>Project Road Quantities</b>																	
	Lanes																
Two-Lane Arterial	4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Collector Street 1	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Collector Street 2	4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Street (Connector to Collector)	4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Lane	4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Park Side Street	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Linear Green Side Street	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Linear Green Frontage / Live-Work Street	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Half-Circle (One Way)	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Connector Lanes	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Alley Commons	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Main Arterial Traffic Calming	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Collector Street Traffic Calming	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Street Traffic Calming	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Lane - Modified	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residential Lane Side Street	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
0	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
0	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
0	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
0	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Subtotal Road Miles</b>		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Subtotal, Projected General Fund Roadway Maintenance Cost Increase</b>		\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Public Works Department Overhead Cost Increases</b>																	
<b>Public Works Department Overall</b>																	
Total Expenditures	\$49,277,144																
Total General Fund Expenditures	\$2,975,942																
<b>Administrative Division</b>																	
Total Expenditures	\$1,520,546																
General Fund Support	\$357,314																
Division GF Support as % of Total Dept. GF Expenditures	12.01%																
Assumed Percentage of Variable Costs	75%																
Variable Division GF Support as % of Total Dept. GF Expenditures	9.01%																
<b>Projected General Fund Administrative Division Increases</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Engineering Division</b>																	
Total Expenditures	\$1,326,406																
General Fund Support	\$995,633																
Division GF Support as % of Total Dept. GF Expenditures	33.46%																
Assumed Percentage of Variable Costs	75%																
Variable Division GF Support as % of Total Dept. GF Expenditures	25.09%																
<b>Projected General Fund Engineering Division Increases</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Public Works Department Expenditures</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Note:																	
(a) Department cost less Asset Management Division. Those costs are captured separately.																	
	Operating Expenses & Interdepartmental Charges + Salaries and Expenses	34,889,133															
		12,951,025															
		47,840,158															
	Pct. Of Dept.																
Assumed average annual increase in PW non-personnel costs	3.0%	72.9%	1	0.768	0.781056	0.794334	0.807838	0.8215709	0.8355376	0.8497417	0.8650371	0.8797427	0.8946983	0.9099082	0.9253766	0.9494364	0.9741218
Assumed average annual increase in PW personnel costs	5.0%	27.1%	1	1.07	1.13527	1.190898	1.24568	1.3004894	1.349908	1.3998546	1.434851	1.4850708	1.5251677	1.5770234	1.6322192	1.6844502	1.7265615
Assumed overall average annual increase in PW costs	3.5%																
Sources: City of Davis FY 2017-18 Adopted Budget																	
General Fund Support includes CIP 8250 for \$3 million																	

**Table 13: Community Development and Sustainability Department Expenditures**

	17/18 Budget	Cumulative Absorption (Year)														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Net General Fund Expenditures	\$1,609,859															
Total DUEs in Davis	28,951															
Average Cost Per DUE	\$55.61															
Assumed Percent of GF Expenditures Variable	75%															
Variable Costs Per DUE	\$41.70															
Total Project DUEs		140	280	425	567	707	707	707	707	707	707	707	707	707	707	707
Non-Personnel Costs		\$2,082	\$3,198	\$4,937	\$6,699	\$8,495	\$8,640	\$8,786	\$8,936	\$9,097	\$9,251	\$9,409	\$9,568	\$9,731	\$9,984	\$10,244
Personnel costs		\$3,756	\$8,038	\$12,945	\$18,117	\$23,629	\$24,669	\$25,607	\$26,554	\$27,218	\$28,170	\$28,931	\$29,915	\$30,962	\$31,952	\$32,751
<b>Total Community Development Department General Fund Expenditures</b>		<b>\$5,839</b>	<b>\$11,237</b>	<b>\$17,883</b>	<b>\$24,816</b>	<b>\$32,125</b>	<b>\$33,309</b>	<b>\$34,393</b>	<b>\$35,490</b>	<b>\$36,314</b>	<b>\$37,422</b>	<b>\$38,340</b>	<b>\$39,483</b>	<b>\$40,693</b>	<b>\$41,937</b>	<b>\$42,995</b>
Note:		Pct. Of Dept.														
Percentage of costs from the general fund for non-personnel costs		35.7%	\$	14.87									Operating Expenses & Interdepartmental Charges +	2,235,662		
Percentage of costs from the general fund for personnel costs		64.3%	\$	26.83									Salaries and Expenses	4,032,798		
														6,268,460		
Per Leland model annual increase in non-personnel costs		1	0.768	0.781056	0.79433	0.80784	0.82157	0.83554	0.84974	0.86504	0.87974	0.8947	0.909908191	0.92538	0.949436	0.974122
Per Leland model annual increase in personnel costs		1	1.07	1.13527	1.1909	1.24568	1.30049	1.34991	1.39985	1.43485	1.48507	1.52517	1.577023411	1.63222	1.68445	1.726562
Sources: City of Davis FY 2017-18 Adopted Budget; Assumption based for Leland Model																

**Table 14: Community Services Expenditures**

	17/18 Costs	Cumulative Absorption (Year)														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Per DUE CS General Fund Costs</b>																
Aquatics (Div 25)	\$434,168															
Community Services (Div 47)	\$2,307,717															
<b>Sub-total Per DUE CS Costs</b>	<b>\$2,741,885</b>															
Current City Resident DUEs	21,892															
Current City Employment DUEs	7,060															
Employment DUE Reduction Factor	0.36															
Adjusted Citywide Employment DUEs	2,541															
Total Adjusted Citywide DUEs	24,433															
Estimated General Fund Per Adjusted DUE costs	\$ 112.22															
Assumed Percent of GF Expenditures Variable	75%															
Variable Costs Per DUE	\$ 84.16															
Project Residential DUEs	700	140	280	420	560	700	700	700	700	700	700	700	700	700	700	700
Project Employment DUEs	7	0	0	5	7	7	7	7	7	7	7	7	7	7	7	7
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
Adjusted Project Employment DUEs	2.52	0	0	2	3	3	3	3	3	3	3	3	3	3	3	3
Total Adjusted Project DUEs	703	140	280	422	563	703	703	703	703	703	703	703	703	703	703	703
<b>Non-personnel Cost</b>		<b>\$3,947</b>	<b>\$6,062</b>	<b>\$9,288</b>	<b>\$12,597</b>	<b>\$15,999</b>	<b>\$16,271</b>	<b>\$16,548</b>	<b>\$16,829</b>	<b>\$17,132</b>	<b>\$17,423</b>	<b>\$17,719</b>	<b>\$18,021</b>	<b>\$18,327</b>	<b>\$18,803</b>	<b>\$19,292</b>
<b>Personnel Cost</b>		<b>\$7,836</b>	<b>\$16,770</b>	<b>\$26,803</b>	<b>\$37,497</b>	<b>\$48,983</b>	<b>\$51,139</b>	<b>\$53,082</b>	<b>\$55,046</b>	<b>\$56,422</b>	<b>\$58,397</b>	<b>\$59,974</b>	<b>\$62,013</b>	<b>\$64,183</b>	<b>\$66,237</b>	<b>\$67,893</b>
<b>Total Community Services Expenditures</b>		<b>\$11,783</b>	<b>\$22,832</b>	<b>\$36,091</b>	<b>\$50,094</b>	<b>\$64,983</b>	<b>\$67,410</b>	<b>\$69,630</b>	<b>\$71,875</b>	<b>\$73,554</b>	<b>\$75,820</b>	<b>\$77,693</b>	<b>\$80,033</b>	<b>\$82,510</b>	<b>\$85,041</b>	<b>\$87,185</b>

Notes:

	Pct. Of Dept.			Operating Expenses & Interdepartmental Salaries and Expenses	2,030,738													
Percentage of costs from the general fund for non-personnel costs	33.5%	\$	28.19		4,032,048													
Percentage of costs from the general fund for personnel costs	66.5%	\$	55.97		6,062,786													
Per Leland model annual increase in non-personnel costs				1	0.768	0.781056	0.794333952	0.807837629	0.82157087	0.83553757	0.84974171	0.86503706	0.87974269	0.89469832	0.90990819	0.92537663	0.94943642	0.97412177
Per Leland model annual increase in personnel costs				1	1.07	1.13527	1.19089823	1.245679549	1.30048945	1.34990805	1.39985465	1.43485101	1.4850708	1.52516771	1.57702341	1.63221923	1.68445025	1.7265615

Sources: City of Davis FY 2017-18 Adopted Budget; Assumption based form Leland Model

**Table 15: Asset Management Expenditures**

	17/18 Costs	Cumulative Absorption (Year)														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Park and Open Space Maintenance</b>																
Park	\$11,274 /ac.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mini-Park	\$11,274 /ac.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greenbelts	\$6,725 /ac.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Linear Green	\$7,428 /ac.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Habitat	\$876 /ac.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Urban Forestry	\$55 /tree	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sub-total Park and Park Maintenance</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Asset Management General Fund Costs</b>	<b>\$6,380,697</b>															
Current City Resident DUEs	21,892															
Current City Employment DUEs	7,060															
Employment DUE Reduction Factor	0.36															
Adjusted Citywide Employment DUEs	2,541															
Total Adjusted Citywide DUEs	24,433															
Estimated General Fund Per Adjusted DUE costs	\$ 261.15	\$ 195.86														
Project Residential DUEs	700	140	280	420	560	700	700	700	700	700	700	700	700	700	700	700
Project Employment DUEs	7	0	0	5	7	7	7	7	7	7	7	7	7	7	7	7
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
Adjusted Project Employment DUEs	2.52	0	0	2	3	3	3	3	3	3	3	3	3	3	3	3
Total Adjusted Project DUEs	703	140	280	422	563	703	703	703	703	703	703	703	703	703	703	703
<b>Non-Personnel Costs</b>		<b>\$17,608</b>	<b>\$27,046</b>	<b>\$41,435</b>	<b>\$56,198</b>	<b>\$71,378</b>	<b>\$72,592</b>	<b>\$73,826</b>	<b>\$75,081</b>	<b>\$76,432</b>	<b>\$77,731</b>	<b>\$79,053</b>	<b>\$80,397</b>	<b>\$81,763</b>	<b>\$83,889</b>	<b>\$86,070</b>
<b>Personnel costs</b>		<b>\$9,813</b>	<b>\$20,999</b>	<b>\$33,563</b>	<b>\$46,954</b>	<b>\$61,337</b>	<b>\$64,036</b>	<b>\$66,469</b>	<b>\$68,929</b>	<b>\$70,652</b>	<b>\$73,125</b>	<b>\$75,099</b>	<b>\$77,652</b>	<b>\$80,370</b>	<b>\$82,942</b>	<b>\$85,016</b>
<b>Total Asset Management Expenditures</b>		<b>\$27,421</b>	<b>\$48,045</b>	<b>\$74,999</b>	<b>\$103,152</b>	<b>\$132,715</b>	<b>\$136,627</b>	<b>\$140,295</b>	<b>\$144,009</b>	<b>\$147,084</b>	<b>\$150,856</b>	<b>\$154,152</b>	<b>\$158,049</b>	<b>\$162,134</b>	<b>\$166,831</b>	<b>\$171,086</b>

Notes:

	Pct. Of Dept.		
Percentage of costs from the general fund for non-personnel costs	64.2%	\$ 125.77	
Percentage of costs from the general fund for personnel costs	35.8%	\$ 70.09	
Operating Expenses & Interdepartmental Charges + Salaries and Expenses		6,664,812	
		3,714,186	
		10,378,998	
Per Leland model annual increase in non-personnel costs	1	0.768	0.781056
Per Leland model annual increase in personnel costs	1	1.07	1.13527
		1.190898	1.24568
		1.3004894	1.349908
		1.3998546	1.434851
		1.4850708	1.5251677
		1.5770234	1.6322192
		1.6844502	1.7265615

Sources: City of Davis FY 2017-18 Adopted Budget



**Table 16 Police Department Expenditures**

Police Department Expenditures	17/18 Budget	Cumulative Absorption (Year)														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Net General Fund Expense + Public Safety Tax and Prop. 172	\$18,317,598															
Total Current DUEs (Non-Adjusted) (a)	28,951															
Variable cost	75%															
Current Average Cost Per DUE	\$475															
Project DUEs (Non-Adjusted)	707	140	280	425	567	707	707	707	707	707	707	707	707	707	707	707
<b>Projected Non Personnel Costs</b>		\$8,276	\$42,799	\$43,526	\$44,266	\$45,019	\$45,784	\$46,562	\$47,354	\$48,206	\$49,026	\$49,859	\$50,707	\$51,569	\$52,910	\$54,285
<b>Projected Personnel Costs</b>		\$41,549	\$88,915	\$143,193	\$200,397	\$261,372	\$272,873	\$283,242	\$293,722	\$301,065	\$311,602	\$320,015	\$330,896	\$342,477	\$353,436	\$362,272
<b>Estimated Police Department Expenditures</b>		\$49,825	\$131,714	\$186,719	\$244,663	\$306,391	\$318,657	\$329,804	\$341,076	\$349,271	\$360,628	\$369,875	\$381,603	\$394,046	\$406,346	\$416,558

Notes:

	Pct. Of Dept.																		
Percentage of costs from the general fund for non-personnel costs	16.6%	3,356,988	\$	78.82															
Percentage of costs from the general fund for personnel costs	83.4%	16,852,805	\$	395.71															
		20,209,793																	
Per Leland model annual increase in non-personnel costs					1	0.768	0.781056	0.794333952	0.807837629	0.821570869	0.835537574	0.849741712	0.865037063	0.879742693	0.894698319	0.909908191	0.92537663	0.949436422	0.974121769
Per Leland model annual increase in personnel costs					1	1.07	1.13527	1.19089823	1.245679549	1.300489449	1.349908048	1.399854646	1.434851012	1.485070797	1.525167709	1.577023411	1.63221923	1.684450245	1.726561502
Sources: City of Davis FY 2017-18 Adopted Budget																			

**Table 17: Fire Department Expenditures**

Fire Department Expenditures	17/18 Budget	Cumulative Absorption (Year)														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Net General Fund Expenditure + Public Safety Tax and Prop. 172	\$8,140,823															
Plus Cost of Additional Fire Station	\$0															
Total Fire Dept. GF Cost	\$8,140,823															
Variable cost	75%															
Total Current DUEs	28,951															
Average Cost Per DUE	\$211															
<b>Projected Non Personnel Costs</b>		140	280	425	567	707	707	707	707	707	707	707	707	707	707	707
		\$ 5,358	\$ 8,229	\$ 12,703	\$ 17,236	\$ 21,857	\$ 22,228	\$ 22,606	\$ 22,991	\$ 23,404	\$ 23,802	\$ 24,207	\$ 24,618	\$ 25,037	\$ 25,688	\$ 26,356
<b>Projected Personnel Costs</b>																
		\$ 24,167	\$ 51,718	\$ 83,289	\$ 116,563	\$ 152,029	\$ 158,719	\$ 164,750	\$ 170,846	\$ 175,117	\$ 181,246	\$ 186,139	\$ 192,468	\$ 199,205	\$ 205,579	\$ 210,719
<b>Cost Allocation to Project</b>																
		\$ 29,525	\$ 59,947	\$ 95,993	\$ 133,798	\$ 173,886	\$ 180,947	\$ 187,356	\$ 193,836	\$ 198,521	\$ 205,048	\$ 210,346	\$ 217,087	\$ 224,242	\$ 231,267	\$ 237,074

Note:

	Pct. Of Dept.		
Percentage of costs from the general fund for non-personnel costs	18.1%	1,970,449	\$38 27
Percentage of costs from the general fund for personnel costs	81.9%	8,888,373	\$172 62
		10,858,822	

Per Leland model annual increase in non-personnel costs	1	0.768	0.781056	0.794333952	0.807837629	0.821570869	0.835537574	0.849741712	0.865037063	0.879742693	0.894698319	0.909908191	0.92537663	0.949436422	0.974121769
Per Leland model annual increase in personnel costs	1	1.07	1.13527	1.19089823	1.245679549	1.300489449	1.349908048	1.399854646	1.434851012	1.485070797	1.525167709	1.577023411	1.63221923	1.684450245	1.726561502

Sources: City of Davis FY 2017-18 Adopted Budget

**Table 18: General Government Expenditures**

	17/18 Budget	Cumulative Absorption (Year)														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
City Council	\$213,838															
City Attorney	\$362,967															
City Manager's Office	\$3,073,346															
ASD Department	\$2,605,004															
<b>Sub-Total General Government General Fund Expenditures</b>	<b>\$6,255,155</b>															
Resident DUEs	21,892	140	280	420	560	700	700	700	700	700	700	700	700	700	700	700
Employee DUEs	7,060	-	-	5	7	7	7	7	7	7	7	7	7	7	7	7
Employee DUE reduction factor: Employee DUEs equal residential DUEs	0.36															
Adjusted Employee DUEs	2,541	-	-	2	3	3	3	3	3	3	3	3	3	3	3	3
Total Adjusted DUEs	24,433															
Average Cost Per Adjusted DUE	\$256															
Percent Affected by Growth	75%															
Total Growth-Related Cost Per Adjusted DUE	\$192															
Project Residential DUEs	700															
Project Employee DUES	7															
Adjusted Project Employee DUES	3															
Total Adjusted Project DUES	703	140	280	422	563	703	703	703	703	703	703	703	703	703	703	703
<b>Projected Non Personnel Costs</b>		\$ 20,615	\$ 31,664	\$ 48,511	\$ 65,795	\$ 83,567	\$ 84,988	\$ 86,432	\$ 87,902	\$ 89,484	\$ 91,005	\$ 92,552	\$ 94,126	\$ 95,726	\$ 98,215	\$ 100,768
<b>Projected Personnel Costs</b>		\$ 6,266	\$ 13,410	\$ 21,433	\$ 29,984	\$ 39,169	\$ 40,893	\$ 42,447	\$ 44,017	\$ 45,118	\$ 46,697	\$ 47,958	\$ 49,588	\$ 51,324	\$ 52,966	\$ 54,290
<b>Total General Government Expenditure</b>		<b>\$26,881</b>	<b>\$45,074</b>	<b>\$69,944</b>	<b>\$95,779</b>	<b>\$122,737</b>	<b>\$125,881</b>	<b>\$128,879</b>	<b>\$131,919</b>	<b>\$134,602</b>	<b>\$137,702</b>	<b>\$140,510</b>	<b>\$143,714</b>	<b>\$147,050</b>	<b>\$151,181</b>	<b>\$155,059</b>

Notes:

		Pct. Of Dept.														
Percentage of costs from the general fund for non-personnel costs		76.7%	\$	147.25												
Percentage of costs from the general fund for personnel costs		23.3%	\$	44.76												
Per Leland model annual increase in non-personnel costs		1	0.768	0.78106	0.79433395	0.807837629	0.821570869	0.835537574	0.849741712	0.865037063	0.8797427	0.894698319	0.909908191	0.92537663	0.949436422	0.9741218
Per Leland model annual increase in personnel costs		1	1.07	1.13527	1.19089823	1.245679549	1.300489449	1.349908048	1.399854646	1.434851012	1.485070797	1.525167709	1.577023411	1.63221923	1.684450245	1.726561502
	City Attorney	City Council	CMO	ASD	total											
Operating Expenses & Interdepartmental Charges +	512,967	39,308	3,276,128	18,257,410	22,085,813											
Salaries and Expenses		174,530	2,300,801	4,238,095	6,713,426											
	512,967	213,838	5,576,929	22,495,505	28,799,239											

Sources: City of Davis FY 2017-18 Adopted Budget

**Table 19: Capital Improvement Projects**

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Notes:

CIP 8250 is included on the Public Works Page under pavement maintenance

**Table 21: One time Revenues**

	7500 sqft Retail	2500 sqft Restaurant
VALUATION	\$ 2,625,000	\$ 1,250,000
<b>Permit fees</b>		
Bldg.: Records / Archive Fee	\$ 7,600	\$ 3,560
CA Bldg. Standards Admin	\$ 105	\$ 50
CASp Training Com. New	\$ 375	\$ 179
Constr. Tax Multi Family	\$ -	\$ -
Constr. Tax Commercial / Industrial	\$ 27,075	\$ 9,025
Fire Pln CK Comm New	\$ 2,696	\$ 1,621
CalGreen Commercial New	\$ 1,369	\$ 823
Long Range Plng: Community	\$ 2,625	\$ 1,250
Long Range Plng: GP Update	\$ 2,625	\$ 1,250
Strong Motion Commercial	\$ 551	\$ 263
Planning Review Time	\$ 9,400	\$ 7,520
Public Works Plan Check	\$ 2,696	\$ 1,621
Plan Check Fees	\$ 10,785	\$ 6,483
Permit Fees	\$ 16,592	\$ 9,975
<b>Total</b>	<b>\$ 84,494</b>	<b>\$ 43,619</b>
<b>Impact Fees</b>		
	PER 1,000 SQFT	7,500 1,000 SQFT
	Rates	Rates
Roadways	\$20,239.00 \$	151,793 \$ 20,239 \$
Water	\$	- \$
Storm Sewer	\$118.00 \$	885 \$ 118 \$
Sewer	\$	- \$
Parks	\$730.00 \$	5,475 \$ 730 \$
Open Space	\$126.00 \$	945 \$ 126 \$
Public Safety	\$1,078.00 \$	8,085 \$ 1,078 \$
General Facilities	\$928.00 \$	6,960 \$ 928 \$
<b>Total</b>	<b>\$</b>	<b>174,143 \$</b>
		Charges from other Agencies
Yolo County (FSA)	\$ 3,750	\$ 1,250
School Impact Fee	\$ 3,525	\$ 1,175
<b>Total</b>	<b>\$ 7,275</b>	<b>\$ 2,425</b>
<b>Grand Total</b>	<b>\$ 265,912</b>	<b>\$ 104,091</b>

725000 sqft Multi Family  
 \$ 217,000,000

\$	14,160	\$	25,320	\$	25,320
\$	8,680	\$	8,835	\$	8,835
\$	-	\$	554	\$	554
\$	2,080,750	\$	2,080,750		
\$	-	\$	36,100	\$ 2,116,850	
\$	111,940	\$	116,257	\$	116,257
\$	159,128	\$	161,319	\$	161,319
\$	217,000	\$	220,875	\$	220,875
\$	217,000	\$	220,875	\$	220,875
\$	21,700	\$	22,514	\$	22,514
\$	15,040	\$	31,960	\$	31,960
\$	111,940	\$	116,257	\$	116,257
\$	447,762	\$	465,030	\$	465,030
\$	688,864	\$	715,430	\$	715,430
\$	4,093,964			\$ 2,105,227	

PER UNIT \$ 700

Rates

\$ 4,942	\$	3,459,400	\$ 3,661,790
			\$ -
\$ 85	\$	59,500	\$ 60,680
\$ 3,320	\$	2,324,000	\$ 2,324,000
\$ 3,827	\$	2,678,900	\$ 2,686,200
\$ 659	\$	461,300	\$ 462,560
\$ 757	\$	529,900	\$ 540,680
\$ 1,823	\$	1,276,100	\$ 1,285,380
	\$	10,789,100	\$ 11,021,290

Fees are determined by Public Works

gencies

\$ 3,180	\$	2,226,000	
	\$	2,153,250	
	\$	4,379,250	\$ 4,388,950
	\$	19,262,314	

**Table 21: Summary of Fiscal Impacts for City of Davis**

**Project: Nishi**

Revenues	Cumulative Absorption (Year)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Property Taxes	\$34,439	\$70,083	\$108,846	\$147,940	\$187,451	\$191,200	\$195,024	\$198,925	\$202,903	\$206,961	\$211,101	\$215,323	\$219,629	\$224,022	\$228,502
Property Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$7,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales and Use Taxes	\$34,786	\$68,389	\$108,222	\$149,936	\$195,488	\$202,205	\$208,958	\$215,735	\$211,916	\$221,708	\$232,178	\$243,150	\$251,056	\$259,469	\$268,170
Prop. 172 Public Safety Sales Tax	\$989	\$4,239	\$6,707	\$9,293	\$12,116	\$12,532	\$12,950	\$13,370	\$13,134	\$13,741	\$14,390	\$15,070	\$15,560	\$16,081	\$16,620
Municipal Service Tax	\$12,583	\$12,583	\$40,994	\$56,298	\$72,150	\$74,314	\$76,544	\$78,840	\$81,205	\$83,641	\$86,150	\$88,735	\$91,397	\$94,139	\$96,963
Parks Maintenance Tax	\$6,860	\$13,720	\$20,880	\$27,840	\$34,700	\$34,700	\$34,700	\$34,700	\$34,700	\$34,700	\$34,700	\$34,700	\$34,700	\$34,700	\$34,700
Public Safety Tax	\$9,838	\$20,266	\$32,431	\$44,539	\$56,948	\$58,656	\$60,416	\$62,229	\$64,095	\$66,018	\$67,999	\$70,039	\$72,140	\$74,304	\$76,533
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Business License Tax	\$0	\$0	\$920	\$1,418	\$1,457	\$1,486	\$1,516	\$1,546	\$1,539	\$1,581	\$1,624	\$1,669	\$1,702	\$1,736	\$1,771
Franchise Fees	\$5,714	\$11,612	\$18,101	\$24,800	\$31,759	\$32,553	\$33,366	\$34,201	\$34,782	\$35,721	\$36,686	\$37,676	\$38,618	\$40,819	\$41,840
Property Tax In-Lieu of Vehicle License Fees	\$39,803	\$80,999	\$125,800	\$170,983	\$216,648	\$220,981	\$225,401	\$229,909	\$234,507	\$239,197	\$243,981	\$248,861	\$253,838	\$258,915	\$264,093
Gas Tax Revenues	\$9,181	\$18,270	\$28,173	\$38,615	\$49,234	\$50,219	\$51,223	\$52,248	\$49,636	\$51,025	\$52,454	\$53,923	\$55,001	\$56,101	\$57,223
Community Services Revenues	\$2,527	\$5,028	\$7,846	\$10,761	\$13,686	\$13,960	\$14,239	\$14,524	\$13,798	\$14,184	\$14,581	\$14,989	\$15,289	\$15,595	\$15,907
Other Charges for Service Revenues	\$16,265	\$32,368	\$50,505	\$69,266	\$88,096	\$89,858	\$91,655	\$93,488	\$88,814	\$91,301	\$93,857	\$96,485	\$98,415	\$100,383	\$102,391
Fines and Forfeitures	\$3,132	\$6,233	\$9,726	\$13,339	\$16,966	\$17,305	\$17,651	\$18,004	\$17,104	\$17,583	\$18,075	\$18,581	\$18,953	\$19,332	\$19,718
<b>Sub-Total Revenues</b>	<b>\$176,117</b>	<b>\$343,790</b>	<b>\$559,151</b>	<b>\$765,029</b>	<b>\$976,699</b>	<b>\$999,969</b>	<b>\$1,031,229</b>	<b>\$1,047,718</b>	<b>\$1,048,132</b>	<b>\$1,077,361</b>	<b>\$1,107,775</b>	<b>\$1,139,200</b>	<b>\$1,166,297</b>	<b>\$1,195,597</b>	<b>\$1,224,431</b>
Percentage change from prior year		48.77%	38.52%	26.91%	21.67%	2.33%	3.03%	1.57%	0.04%	2.71%	2.75%	2.76%	2.32%	2.45%	2.35%
Expenditures	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Public Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Development	\$5,839	\$11,237	\$17,883	\$24,816	\$32,125	\$33,309	\$34,393	\$35,490	\$36,314	\$37,422	\$38,340	\$39,483	\$40,693	\$41,937	\$42,995
Community Services	\$11,783	\$22,832	\$36,091	\$50,094	\$64,983	\$67,410	\$69,630	\$71,875	\$73,554	\$75,820	\$77,693	\$80,033	\$82,510	\$85,041	\$87,185
Parks and General Services	\$27,421	\$48,045	\$74,999	\$103,152	\$132,715	\$136,627	\$140,295	\$144,009	\$147,084	\$150,856	\$154,152	\$158,049	\$162,134	\$166,831	\$171,086
Police	\$49,825	\$131,714	\$186,719	\$244,663	\$306,391	\$318,657	\$329,804	\$341,076	\$349,271	\$360,628	\$369,875	\$381,603	\$394,046	\$406,346	\$416,558
Fire	\$29,525	\$59,947	\$95,993	\$133,798	\$173,886	\$180,947	\$187,356	\$193,836	\$198,521	\$205,048	\$210,346	\$217,087	\$224,242	\$231,267	\$237,074
General Government	\$26,881	\$45,074	\$69,944	\$95,779	\$122,737	\$125,881	\$128,879	\$131,919	\$134,602	\$137,702	\$140,510	\$143,714	\$147,050	\$151,181	\$155,059
<b>Sub-Total Expenditures</b>	<b>\$151,274</b>	<b>\$318,849</b>	<b>\$481,629</b>	<b>\$652,303</b>	<b>\$832,836</b>	<b>\$862,830</b>	<b>\$890,357</b>	<b>\$918,205</b>	<b>\$939,347</b>	<b>\$967,476</b>	<b>\$990,916</b>	<b>\$1,019,969</b>	<b>\$1,050,674</b>	<b>\$1,082,603</b>	<b>\$1,109,957</b>
Percentage change from prior year		52.56%	33.80%	26.16%	21.68%	3.48%	3.09%	3.03%	2.25%	2.91%	2.37%	2.85%	2.92%	2.95%	2.46%
<b>NET GENERAL FUND BALANCE</b>	<b>\$24,843</b>	<b>\$24,941</b>	<b>\$77,522</b>	<b>\$112,727</b>	<b>\$143,863</b>	<b>\$137,139</b>	<b>\$140,871</b>	<b>\$129,513</b>	<b>\$108,786</b>	<b>\$109,885</b>	<b>\$116,860</b>	<b>\$119,231</b>	<b>\$115,623</b>	<b>\$112,994</b>	<b>\$114,474</b>
<b>NPV</b>		<b>\$24,452</b>	<b>\$74,512</b>	<b>\$106,225</b>	<b>\$132,907</b>	<b>\$124,211</b>	<b>\$125,090</b>	<b>\$112,749</b>	<b>\$92,847</b>	<b>\$91,947</b>	<b>\$95,866</b>	<b>\$95,893</b>	<b>\$91,168</b>	<b>\$87,348</b>	<b>\$86,757</b>
<b>Cumulative Total</b>		<b>\$49,784</b>	<b>\$127,307</b>	<b>\$240,033</b>	<b>\$383,896</b>	<b>\$521,035</b>	<b>\$661,906</b>	<b>\$791,420</b>	<b>\$900,205</b>	<b>\$1,010,090</b>	<b>\$1,126,950</b>	<b>\$1,246,181</b>	<b>\$1,361,804</b>	<b>\$1,474,798</b>	<b>\$1,589,272</b>
Cumulative Total	<b>\$1,589,272</b>														
Cumulative NPV	<b>\$1,366,815</b>														

Source: City of Davis; Leland Model assumes a 2% inflation