



**Economic &
Planning Systems**

Real Estate Economics

Regional Economics

Public Finance

Land Use Policy

FINAL REPORT

FISCAL IMPACT ANALYSIS OF THE PROPOSED MISSION/GARIN ANNEXATION

Prepared for:

City of Hayward

Prepared by:

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EPS #12130

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I. INTRODUCTION AND SUMMARY OF FINDINGS

INTRODUCTION

The City of Hayward (the City) is considering the annexation of the unincorporated Mission/Garin Area, adding a total of 236 acres to the City boundaries. Economic & Planning Systems, Inc. (EPS) was retained by the City to determine the net fiscal impact of five land use alternatives (Alternatives A through E), analyzed in the Draft Environmental Impact Report (DEIR) for the Mission/Garin Annexation Area, on the City's annual operating budget. The net fiscal impact of the land use alternative (Appendix F), recommended by City staff, is also evaluated in this report. **Table 1** presents a summary of the land use alternatives, each consisting of a distinct residential development program. The development alternatives vary by number of units and by type of residential density.

This report presents the results of the fiscal impact analysis, and describes the methodology and key assumptions used in the analysis. A summary of the fiscal impacts at buildout by alternative is provided in **Table 2**. A more detailed summary of the assumed project description for the various land use alternatives and their associated fiscal impacts are provided in **Appendices A through F**.

SUMMARY OF FINDINGS

- **At buildout, all of the land use alternatives proposed for the Mission/Garin Annexation Area generate an annual fiscal benefit to the City.** Property tax revenue from new development represents the greatest contribution to the City for all of the alternatives, ranging from 62 to 74 percent of all revenues likely to accrue to the City. **Table 2** presents the result of the fiscal impact analysis by alternative.
- **Alternative C is projected to result in the greatest positive annual fiscal surplus to the City of approximately \$850,000.** Alternative C includes 765 homes proposed for 3,500 square-foot lots estimated to be sold for over \$500,000 per unit, and 36 homes proposed for 10,000 square-foot lots estimated to be sold for approximately \$900,000 per unit. This alternative is projected to add a total of 2,400 new residents.
- **All of the land use alternatives generate sufficient funds to support the cost of police and fire protection services attributable to the proposed new development.** Demand for police and fire service from the new proposed development in the Mission/Garin Area are estimated on a "call for service" basis. The fiscal impact analysis assumes that current citywide levels of service for police and fire services will be maintained.

Table 1
Summary of Mission/Garin Land Use Alternatives
Hayward Fiscal Impact Analysis

Item	Number of Units by Alternative					Staff Land Use Recommendation
	A	B	C	D	E	
Project Description						
Townhomes/Condos (RM)	0	0	0	503	0	128
Single-Family Detached (RMB3.5)	0	0	765	187	80	0
Single-Family Detached (RMB4)	0	0	0	0	0	169
Single-Family Detached (RS)	0	584	0	0	0	0
Single-Family Detached (RSB10)	0	0	36	60	0	0
Single-Family Detached (RSB40)	74	0	0	0	0	0
Single-Family Detached (AB10A)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12</u>	<u>23</u>
Total	74	584	801	750	92	320

Sources: City of Hayward, and Economic & Planning Systems

**Table 2
Fiscal Impact Summary by Alternative
Mission/Garin Annexation
Hayward Fiscal Impact Analysis**

Item	Alternative					Staff
	A	B	C	D	E	Land Use Recommendation
Total Project Revenues						
Property Tax	\$192,400	\$759,200	\$891,000	\$692,240	\$129,600	\$376,120
Sales Tax	\$29,922	\$137,775	\$161,511	\$125,584	\$23,482	\$68,183
Document Transfer Tax	\$15,862	\$62,591	\$73,457	\$57,070	\$10,685	\$31,008
Emergency Facilities Tax	\$2,664	\$21,024	\$28,836	\$27,000	\$3,312	\$11,520
Franchise Fees	\$7,647	\$60,347	\$82,771	\$77,501	\$9,507	\$33,067
Fines and Forfeitures	\$1,094	\$8,635	\$11,843	\$11,089	\$1,360	\$4,731
Motor Vehicle License Tax	\$9,709	\$76,620	\$105,090	\$98,399	\$12,070	\$41,984
Gas Tax Revenue	\$1,909	\$15,069	\$20,668	\$19,352	\$2,374	\$8,257
Total Revenues	\$261,207	\$1,141,260	\$1,375,176	\$1,108,235	\$192,390	\$574,870
Total Project Expenditures						
General Government Administration (1)	\$1,879	\$14,832	\$20,343	\$19,047	\$2,336	\$8,127
Police	\$8,867	\$69,974	\$95,975	\$89,864	\$11,023	\$38,342
Fire	\$25,695	\$202,781	\$278,130	\$260,421	\$31,945	\$111,113
Public Works (2)	\$28,874	\$50,857	\$57,132	\$43,272	\$6,416	\$17,364
Community & Econ. Dev. Dept.	\$921	\$7,271	\$9,973	\$9,338	\$1,145	\$3,984
Library	\$5,519	\$43,552	\$59,735	\$55,932	\$6,861	\$23,864
Total Expenditures	\$71,754	\$389,267	\$521,287	\$477,874	\$59,727	\$202,795
NET FISCAL BALANCE	\$189,453	\$751,993	\$853,889	\$630,362	\$132,663	\$372,075

(1) Includes Mayor & Council, City Manager, City Attorney, City Clerk, Human Resources, and Finance & Internal Services.

(2) Includes street maintenance, traffic operations, and street lighting. Landscape maintenance is assumed to be funded through special assessments or homeowners association fees.

Source: Economic & Planning Systems

II. FISCAL IMPACT ANALYSIS

This section describes the methodology and key assumptions used in assessing the fiscal impacts of the land uses envisioned for development in the Mission/Garin Annexation Area. The analysis is based on a number of sources, including the City's 2002-2003 Adopted Budget, other City data sources, interviews with City staff, and EPS experience in similar jurisdictions.

The analysis evaluates the land use alternatives proposed by the City for the Annexation Area at full buildout. The fiscal impact analysis does not consider the potential impact new development in the Annexation Area will have on demand for one-time capital improvements or public facilities in the City.

For each cost and revenue item, EPS identified the most appropriate forecasting methodology and applied it to the project descriptions, as summarized below:

- **Population.** This approach was applied to cost and revenue items that are assumed to increase or decrease in some relation to the number of residents estimated to be generated by new development in the Annexation Area, such as franchise fees, motor vehicle license tax, and library expenditures.
- **Road miles.** This approach was applied to cost and revenue items that are assumed to increase or decrease in relation to the number of road miles included in the area. For example, the total number of City road miles and the relevant public works budgets were used to calculate the City's costs per road mile.
- **Case study.** A case study approach was used to calculate budget items for which none of the above approaches is deemed appropriate, such as property and sales taxes.
- **Not estimated.** Some budget items were not estimated because certain City revenues and expenditures are not affected by new development associated with this project, such as transient occupancy tax, and the City's non-departmental expenses.

All revenue and expenditure forecasts are in constant (Year 2002) dollars. Key assumptions influencing estimated impacts include market value per residential unit, the property tax allocation factor, and retail spending patterns. A summary of the fiscal impacts at project buildout for all of the alternatives are provided in **Appendices A through F**.

CITY REVENUE ASSUMPTIONS

This section describes the methodology and assumptions used for each revenue item estimated in this analysis. **Table 3** provides a summary of the City's General Fund revenues as presented in the City's 2002-2003 Adopted Budget, and a general description of the method used for estimating each revenue item. Several General Fund revenue items are not forecast because they are not expected to be affected by the annexation.

Property Tax

Property tax forecasts are based on estimates of assessed value for each of the land use alternatives. Annual property tax is one percent of assessed value, of which the City is estimated to receive approximately 20 percent based on the property tax sharing methodology employed by the County of Alameda (the County) Administrator's Office in recent annexations within the County.

Property Transfer Tax

The property transfer tax is \$4.50 per \$1,000 of annual transfer of residential property value. It is assumed that in any given year, an average of four percent of the for-sale residential units will be re-sold, which is based on data from the RAND Corporation and the U.S. Census Bureau. The revenue will be significantly greater during buildout and initial sales.

Sales Tax

It is expected that new residential households in the Annexation Area will each spend an annual average of approximately 25 percent of their household income on taxable items.¹ The City of Hayward is estimated to capture between 55 and 65 percent of taxable retail expenditures attributable to the new development, based on a weighted average capture rate for the City. Higher income households are expected to conduct more of their shopping in areas outside of the City. As a result, the capture rate is assumed to decrease from 65 percent to 55 percent when the weighted average household income of the proposed development program exceeds \$200,000 annually.

Emergency Facilities Tax

The Emergency Facilities Tax is imposed on people who reside within the City to ensure well-maintained emergency response facilities are available to sufficiently serve the needs of the local community. Based on the City's designated tax rate, it is assumed that every residence in the proposed Annexation Area will be required annually to pay a \$36 per-unit tax.

¹ Based on the US Department of Labor Consumer Expenditure Survey: Western region by income before taxes 1999-2000.

**Table 3
Budget Summary and Estimating Factors
Hayward Fiscal Impact Analysis**

Item	2002-03 Budget Total	Percent Variable Costs (3)	Allocation Amount
GENERAL FUND REVENUES			
Property Tax	\$17,233,000		20% of 1% of assessed value
Sales Tax	\$35,242,000		1.00% of estimated taxable sales in City
Business Tax	\$1,900,000		- not estimated
Real Property Transfer Tax	\$4,500,000		\$4.50 per \$1,000 of value of homes sold annually
Transient Occupancy Tax	\$1,500,000		- not estimated
Supplemental Bld. Construction & Imp. Tax	\$1,750,000		- not estimated
Emergency Facilities Tax	\$1,750,000		\$36.00 per unit
Franchise Fees	\$4,962,000		\$34.39 per capita
Licenses & Permits	\$2,116,000		- not estimated
Fines and Forfeitures	\$710,000		\$4.92 per capita
Motor Vehicle License Tax	\$6,300,000		\$43.66 per capita
Fees & Charges for Service	\$1,916,000		- not estimated
Transfer from Gas Tax Fund (1)	\$1,239,000		\$8.59 per capita
Other Revenue (2)	<u>\$9,309,000</u>		- not estimated
Subtotal Revenues	\$90,427,000		
GENERAL FUND EXPENDITURES			
General Government Administration			
Mayor & City Council	\$479,642	10%	\$0.33 per capita
City Manager	\$3,194,699	10%	\$2.21 per capita
City Attorney	\$943,644	10%	\$0.65 per capita
City Clerk	\$411,218	10%	\$0.28 per capita
Human Resources	\$1,650,363	10%	\$1.14 per capita
Finance & Internal Services	<u>\$5,515,521</u>	10%	\$3.82 per capita
Subtotal General Government Administration	\$12,195,087		
Police	\$36,235,066		\$179 cost per service call
Fire	\$19,196,981		\$1,283 cost per service call
Public Works	\$6,668,581		\$8,762 cost per road mile
Community & Econ. Dev. Dept.	\$5,978,527	10%	\$4.14 per capita
Library	\$3,581,038	100%	\$24.82 per capita
Non-Departmental	\$510,180		- not estimated
Transfers to Other Funds	<u>\$6,061,000</u>		- not estimated
Subtotal Expenditures	\$90,426,460		

(1) Includes only the portion of Gas Tax revenue transferred to the General Fund.

(2) Other Revenue includes interest & rents, funds from other agencies (less motor vehicle license tax), other revenue, and other transfers to General Fund (less transfer from Gas Tax fund).

(3) Percentage of costs that are population-dependent, as opposed to fixed costs.

Sources: City of Hayward, and Economic & Planning Systems

Franchise Fees

Franchise fees are paid to local jurisdictions by utility companies for the rights to use public rights-of-way. Franchise fees are estimated at \$34 per capita based on the City's adopted budget. This per-capita revenue amount is multiplied by the estimated population generated by each land use alternative.

Fines and Forfeitures

Fines and forfeitures include revenues received or bail monies forfeited upon conviction of a misdemeanor or municipal infraction. Fines and forfeitures are estimated at \$5 per capita based on the adopted City budget. This per-capita revenue amount is multiplied by the estimated population generated by each land use alternative.

Motor Vehicle License Tax

Motor vehicle license tax is imposed annually by the State, and a portion is dispersed to local municipalities on the basis of residential population. Motor vehicle license tax is estimated at \$44 per capita based on the adopted City budget. These per-capita revenue amounts are multiplied by the estimated population generated by each land use alternative.

Highway Users Tax (Gas Tax)

Highway Users Tax (Gas Tax) is imposed by the State, and a portion is dispersed to cities on the basis of residential population. The City will receive Gas Tax revenue for street improvements from the new residents generated by the new development proposed for the Annexation Area. Approximately \$1.2 million in Gas Tax funds is projected to be transferred to the General Fund for fiscal year 2002-2003 for street maintenance. Based on this transfer of funds, Gas Tax revenue is estimated at approximately \$9 per capita. This per-capita revenue amount is multiplied by the estimated population generated by each land alternative.

CITY GENERAL FUND EXPENDITURE ASSUMPTIONS

This section describes the methodology and assumptions used for various General Fund expenditure items. **Table 3** provides a summary of the City's current General Fund expenditures as estimated in the 2002-2003 Adopted Budget, and a general description of the method used for estimating each expenditure item. Several items are not forecast because they are not expected to be affected by the proposed annexation.

General Government

General government includes the following City departments:

- Mayor & City Council
- City Manager
- City Attorney
- City Clerk
- Human Resources
- Finance & Internal Services

In EPS's research in other jurisdictions, new development typically has very little impact on the General Government costs. As a result, this analysis assumes that 10 percent of General Government services will be affected by new development; the remaining 90 percent are assumed to represent fixed costs and services that will not be affected by the proposed annexation. The portion of General Government costs assumed to be affected by new development are estimated at \$8.50 per capita based on the adopted City budget.

Police

Based on information provided by the Hayward Police Department, it is estimated that the proposed residential development in the Annexation Area will generate an annual average of approximately 0.67 calls for service per unit. Based on the 2002-2003 patrol, investigations, and traffic bureau budgets, the average annual cost per call for service is approximately \$180. The annual cost per call for service is applied to the total calls for service estimated to be generated by each land use alternative to estimate each alternative's fiscal impact on the police department.

Fire

Based on information provided by the Hayward Fire Department, it is estimated that the proposed residential development in the Annexation Area will generate an annual average of approximately 0.09 calls for service per resident. The calls for service data is based on total alarms, not company responses. Based on the 2002-2003 operations budget, the average annual cost per call for service is approximately \$1,280. The annual cost per call for service is applied to the total calls for service estimated to be generated by each land use alternative to estimate each alternative's fiscal impact on the fire department.

Public Works

New collector and local roads will be necessary to allow for the development of the proposed Annexation Area. It is assumed that the City will become responsible for providing the operation and maintenance of the new streets, and associated traffic signals and street lighting, except for those areas containing 10-acre lots, where it is assumed streets are privately maintained. According to the Hayward Public Works Department, it can be assumed that the cost of landscape maintenance will be covered by special assessments, or homeowners' association fees. Based on additional

information from the Public Works Department, 10,000 linear feet of new collector roadway will be necessary for the development of the Mission/Garin Area, with the possible exception of Alternatives A and E, and the Staff Land Use Recommendation. The estimates of miles of local roadways are consistent with estimates based on the size and number of the proposed lots.

Public works expenditures are evaluated based on the number of new road miles estimated for each development alternative, and an assumed per-mile road maintenance cost of approximately \$8,800. The per-mile maintenance cost was calculated by dividing the City's 2002-2003 total street maintenance, and traffic signal and street lighting operations and maintenance budgets by the total number of road miles in the City (253 miles).

Community Development

The City's Community and Economic Development Department consists of a number of administrative, planning, building, and economic development-related divisions. In EPS's research in other jurisdictions, new development typically has very little net impact on the Community and Economic Development Department costs. Those services in the Department that are affected by new development typically are covered by fees for service.

This analysis assumes that 10 percent of the General Fund budget for Community and Economic Development services will be affected by new development; the remaining 90 percent are assumed to represent fixed costs and services that will not be affected by the annexation. The portion of Community and Economic Development costs assumed to be affected by new development are estimated at \$4 per capita based on the adopted City budget.

Library

The City of Hayward Library provides service from its Main Library downtown and its Weekes Branch in south Hayward. In the previous fiscal year, the library recorded over 100,000 borrowers, approximately 500,000 customer visits, and the circulation of 500,000 items. Based on information provided by the library, new development has a cumulative impact on library service. As a result, this analysis estimates on a per-capita basis the incremental impact new development proposed in the Annexation Area will have on the library. The library costs are estimated at \$25 per capita based on the total library 2002-2003 fiscal year budget.

Park and Recreation

This analysis assumes that the cost of operating and maintaining new local and community parks within the Annexation Area will be covered by the independent special district, Hayward Area Recreation and Park District (HARD). Therefore, park and recreation costs are not considered among the fiscal impacts on the City.



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APPENDIX A:

LAND USE ALTERNATIVE A

MISSION/GARIN ANNEXATION

Appendix A
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Mission/Garin Annexation: Alternative A
Hayward Fiscal Impact Analysis

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Table A-1
Mission/Garin Annexation: Alternative A
Fiscal Impact Summary
Hayward Fiscal Impact Analysis

Item	Total
Total Project Revenues	
Property Tax	\$192,400
Sales Tax	\$29,922
Real Property Transfer Tax	\$15,862
Emergency Facilities Tax	\$2,664
Franchise Fees	\$7,647
Fines and Forfeitures	\$1,094
Motor Vehicle License Tax	\$9,709
Gas Tax Revenue	<u>\$1,909</u>
Total Revenues	\$261,207
Total Project Expenditures	
General Government Administration (1)	\$1,879
Police	\$8,867
Fire	\$25,695
Public Works (2)	\$28,874
Community & Econ. Dev. Dept.	\$921
Library	<u>\$5,519</u>
Total Expenditures	\$71,754
NET FISCAL BALANCE	\$189,453

(1) Includes Mayor & Council, City Manager, City Attorney, City Clerk, Human Resources, and Finance & Internal Services.

(2) Includes street maintenance, traffic operations, and street lighting. Landscape maintenance is assumed to be funded through special assessments.

Source: Economic & Planning Systems

**Table A-2
Mission/Garin Annexation: Alternative A
Budget Summary and Estimating Factors
Hayward Fiscal Impact Analysis**

Item	Table Ref.	2002-03 Budget Total	Percent Variable Costs (3)	Allocation Amount	Project Total
GENERAL FUND REVENUES					
Property Tax	Table A-5	\$17,233,000		20% of 1% of assessed value	\$192,400
Sales Tax	Table A-6	\$35,242,000		1.00% of estimated taxable sales in City	\$29,922
Business Tax		\$1,900,000		- not estimated	\$0
Real Property Transfer Tax	Table A-5	\$4,500,000		\$4.50 per \$1,000 of value of homes sold annually	\$15,862
Transient Occupancy Tax		\$1,500,000		- not estimated	\$0
Supplemental Bld. Construction & Imp. Tax		\$1,750,000		- not estimated	\$0
Emergency Facilities Tax		\$1,750,000		\$36.00 per unit	\$2,664
Franchise Fees		\$4,962,000		\$34.39 per capita	\$7,647
Licenses & Permits		\$2,116,000		- not estimated	\$0
Fines and Forfeitures		\$710,000		\$4.92 per capita	\$1,094
Motor Vehicle License Tax		\$6,300,000		\$43.66 per capita	\$9,709
Fees & Charges for Service		\$1,916,000		- not estimated	\$0
Transfer from Gas Tax Fund (1)		\$1,239,000		\$8.59 per capita	\$1,909
Other Revenue (2)		<u>\$9,309,000</u>		- not estimated	<u>\$0</u>
Subtotal Revenues		\$90,427,000			\$261,207
GENERAL FUND EXPENDITURES					
General Government Administration					
Mayor & City Council		\$479,642	10%	\$0.33 per capita	\$74
City Manager		\$3,194,699	10%	\$2.21 per capita	\$492
City Attorney		\$943,644	10%	\$0.65 per capita	\$145
City Clerk		\$411,218	10%	\$0.28 per capita	\$63
Human Resources		\$1,650,363	10%	\$1.14 per capita	\$254
Finance & Internal Services		<u>\$5,515,521</u>	10%	\$3.82 per capita	\$850
Subtotal General Government Administration		\$12,195,087			
Police	Table A-7	\$36,235,066		\$179 cost per service call	\$8,867
Fire	Table A-8	\$19,196,981		\$1,283 cost per service call	\$25,695
Public Works	Table A-9	\$6,668,581		\$8,762 cost per road mile	\$28,874
Community & Econ. Dev. Dept.		\$5,978,527	10%	\$4.14 per capita	\$921
Library		\$3,581,038	100%	\$24.82 per capita	\$5,519
Non-Departmental		\$510,180		- not estimated	\$0
Transfers to Other Funds		<u>\$6,061,000</u>		- not estimated	<u>\$0</u>
Subtotal Expenditures		\$90,426,460			\$71,754

(1) Includes only the portion of Gas Tax revenue transferred to the General Fund.

(2) Other Revenue includes interest & rents, funds from other agencies (less motor vehicle license tax), other revenue, and other transfers to General Fund (less transfer from Gas Tax fund).

(3) Percentage of costs that are population-dependent, as opposed to fixed costs.

Sources: City of Hayward, and Economic & Planning Systems

Table A-3
Mission/Garin Annexation: Alternative A
Citywide General Assumptions and Data, Year 2002
Hayward Fiscal Impact Analysis

Item	Amount	Notes
Housing Units	46,565	DOF, 2002
Occupied Households	45,433	DOF, 2002
Population	144,304	DOF, 2002
Persons/Household	3.08	Census, 2000
Total City Road Miles	253	Hayward Public Works Dept.

Sources: Department of Finance (2002), Census 2000, City of Hayward, and Economic & Planning Systems

**Table A-4
Project Description and Assumptions at Buildout
Mission/Garin Annexation: Alternative A
Hayward Fiscal Impact Analysis**

Item	Units	Occupied Households (1)	Project Population (2)	Local Road Miles (3)	Market Value (4)	Household Income (5)
Zoning District						
Townhomes/Condos (RM)	0	0	0	0.00	\$380,000	\$86,000
Single-Family Detached (RMB3.5)	0	0	0	0.00	\$540,000	\$122,000
Single-Family Detached (RMB4)	0	0	0	0.00	\$580,000	\$131,000
Single-Family Detached (RS)	0	0	0	0.00	\$650,000	\$147,000
Single-Family Detached (RSB10)	0	0	0	0.00	\$900,000	\$203,000
Single-Family Detached (RSB40)	74	72	222	1.40	\$1,300,000	\$294,000
Single-Family Detached (AB10A)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00</u>	\$1,800,000	\$406,000
Total	74	72	222	1.40		
Weighted Average (6)					\$1,300,000	\$294,000

- (1) Occupied households assumes: 2.43% vacancy rate (DOF, 2002)
- (2) Project population estimate assumes: 3.08 persons/household (Census, 2000)
- (3) Estimated based on the lot sizes of the proposed units. Estimates of major arterials roads, required for all alternatives, shown on Table A-9. Local roads for 10-acre lots are assumed to be privately maintained.
- (4) Based on comparable projects in the City of Hayward. Estimates are in constant dollars.
- (5) Household income calculation assumes:
- Downpayment 20%
 - Interest Rate 7.5%
 - Loan Term 30 years
 - Percent income spent on housing 30%
- (6) Weighted by the number of units by type.

Sources: City of Hayward, Census 2000, Department of Finance (2002), and Economic & Planning Systems

Table A-5
Mission/Garin Annexation: Alternative A
Property Tax and Transfer Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Assessed Value per Unit (1)		\$1,300,000	
Number of Units		74	
Total Assessed Value		\$96,200,000	
Property Tax Total	1% of Assessed Value	\$962,000	
Net Property Tax to City	20% Tax Allocation Factor	\$192,400	County of Alameda/City of Hayward
Document Transfer Tax	0.450% of Transferred Value 4% Turnover Rate	\$15,862	City of Hayward RAND; Census 2000

(1) Weighted average market value by type of housing units.

Sources: City of Hayward, County of Alameda, RAND, Census 2000; and Economic & Planning Systems

Table A-6
Mission/Garin Annexation: Alternative A
Sales Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Total Occupied Households		72	
Average Household Income (1)		\$294,000	
Average Annual HH Taxable Expenditures (2)	25%	\$74,920	BLS
Captured by City of Hayward (per HH) (3)	55%	\$41,443	
Total Captured by City of Hayward		\$2,992,235	
Sales Tax Rate to City of Hayward	1.00%		City of Hayward
Net Sales Tax to City		\$29,922	

(1) Weighted average income by type of housing units.

(2) Assumes the average project household spends approximately 25 percent of its income on taxable items.
Based on US Bureau of Labor Statistics Consumer Expenditure Survey: Western region by income before taxes 1999-2000.

(3) City capture rate varies by income: 65 percent capture for weighted income < \$200,000, and 55 percent for greater than or equal to \$200,000.

Sources: City of Hayward; BLS, and Economic & Planning Systems

Table A-7
Mission/Garin Annexation: Alternative A
Police Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service (2001)	153,846	Hayward Police Dept.
Annual Police Budget (FY 02-03) (1)	\$27,610,134	
Average cost per call for service	\$179	
Annual calls for service per residential unit	0.67	Hayward Police Dept.
Project units	74	
Estimated annual project calls for service	49	
Total Project Cost	\$8,867	

(1) Includes patrol, investigations, and traffic expenditures.

Sources: Hayward Police Department; and Economic & Planning Systems

Table A-8
Mission/Garin Annexation: Alternative A
Fire Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service	13,000	Hayward Fire Department
Annual Fire Operations Budget (FY02-03)	\$16,673,487	
Average cost per call for service	\$1,283	
Annual calls for service per resident	0.09	
Project residents	222	
Estimated annual project calls for service	20	
Total Project Cost	\$25,695	

Sources: Hayward Fire Department; and Economic & Planning Systems

Table A-9
Mission/Garin Annexation: Alternative A
Public Works Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Total City road miles	253	Public Works Department
Annual Public Works Street and Traffic Expenditures		Public Works Department
Street Maintenance	\$1,134,335	
Engineering & Transportation (Traffic Operations)	\$379,625	
Engineering & Transportation (Street Lighting)	<u>\$702,741</u>	
Subtotal	\$2,216,701	
Average cost per road mile	\$8,762	
Project road miles		
Major arterial roads (1)	1.89	
Local roads (2)	<u>1.40</u>	
Subtotal	3.30	
Total Project Cost	\$28,874	

(1) Assumes 10,000 linear feet of major arterial roads for Alternatives A-D, 1,500 l.f. for Alternative E, and 3,200 l.f. for the Staff Land Use Recommendation.

(2) Estimated based on the lot sizes of the proposed units. Local roads for 10-acre lots are assumed to be privately maintained.

Sources: Hayward Public Works Department; and Economic & Planning Systems



**Economic &
Planning Systems**

Real Estate Economics

Regional Economics

Public Finance

Land Use Policy

APPENDIX B:

LAND USE ALTERNATIVE B MISSION/GARIN ANNEXATION

Appendix B
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Mission/Garin Annexation: Alternative B
Hayward Fiscal Impact Analysis

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Table B-1
Mission/Garin Annexation: Alternative B
Fiscal Impact Summary
Hayward Fiscal Impact Analysis

Item	Total
Total Project Revenues	
Property Tax	\$759,200
Sales Tax	\$137,775
Real Property Transfer Tax	\$62,591
Emergency Facilities Tax	\$21,024
Franchise Fees	\$60,347
Fines and Forfeitures	\$8,635
Motor Vehicle License Tax	\$76,620
Gas Tax Revenue	<u>\$15,069</u>
Total Revenues	\$1,141,260
Total Project Expenditures	
General Government Administration (1)	\$14,832
Police	\$69,974
Fire	\$202,781
Public Works (2)	\$50,857
Community & Econ. Dev. Dept.	\$7,271
Library	<u>\$43,552</u>
Total Expenditures	\$389,267
NET FISCAL BALANCE	\$751,993

(1) Includes Mayor & Council, City Manager, City Attorney, City Clerk, Human Resources, and Finance & Internal Services.

(2) Includes street maintenance, traffic operations, and street lighting. Landscape maintenance is assumed to be funded through special assessments.

Source: Economic & Planning Systems

**Table B-2
Mission/Garin Annexation: Alternative B
Budget Summary and Estimating Factors
Hayward Fiscal Impact Analysis**

Item	Table Ref.	2002-03 Budget Total	Percent Variable Costs (3)	Allocation Amount	Project Total
GENERAL FUND REVENUES					
Property Tax	Table B-5	\$17,233,000		20% of 1% of assessed value	\$759,200
Sales Tax	Table B-6	\$35,242,000		1.00% of estimated taxable sales in City	\$137,775
Business Tax		\$1,900,000		- not estimated	\$0
Real Property Transfer Tax	Table B-5	\$4,500,000		\$4.50 per \$1,000 of value of homes sold annually	\$62,591
Transient Occupancy Tax		\$1,500,000		- not estimated	\$0
Supplemental Bld. Construction & Imp. Tax		\$1,750,000		- not estimated	\$0
Emergency Facilities Tax		\$1,750,000		\$36.00 per unit	\$21,024
Franchise Fees		\$4,962,000		\$34.39 per capita	\$60,347
Licenses & Permits		\$2,116,000		- not estimated	\$0
Fines and Forfeitures		\$710,000		\$4.92 per capita	\$8,635
Motor Vehicle License Tax		\$6,300,000		\$43.66 per capita	\$76,620
Fees & Charges for Service		\$1,916,000		- not estimated	\$0
Transfer from Gas Tax Fund (1)		\$1,239,000		\$8.59 per capita	\$15,069
Other Revenue (2)		<u>\$9,309,000</u>		- not estimated	<u>\$0</u>
Subtotal Revenues		\$90,427,000			\$1,141,260
GENERAL FUND EXPENDITURES					
General Government Administration					
Mayor & City Council		\$479,642	10%	\$0.33 per capita	\$583
City Manager		\$3,194,699	10%	\$2.21 per capita	\$3,885
City Attorney		\$943,644	10%	\$0.65 per capita	\$1,148
City Clerk		\$411,218	10%	\$0.28 per capita	\$500
Human Resources		\$1,650,363	10%	\$1.14 per capita	\$2,007
Finance & Internal Services		<u>\$5,515,521</u>	10%	\$3.82 per capita	\$6,708
Subtotal General Government Administration		\$12,195,087			
Police	Table B-7	\$36,235,066		\$179 cost per service call	\$69,974
Fire	Table B-8	\$19,196,981		\$1,283 cost per service call	\$202,781
Public Works	Table B-9	\$6,668,581		\$8,762 cost per road mile	\$50,857
Community & Econ. Dev. Dept.		\$5,978,527	10%	\$4.14 per capita	\$7,271
Library		\$3,581,038	100%	\$24.82 per capita	\$43,552
Non-Departmental		\$510,180		- not estimated	\$0
Transfers to Other Funds		<u>\$6,061,000</u>		- not estimated	<u>\$0</u>
Subtotal Expenditures		\$90,426,460			\$389,267

(1) Includes only the portion of Gas Tax revenue transferred to the General Fund.

(2) Other Revenue includes interest & rents, funds from other agencies (less motor vehicle license tax), other revenue, and other transfers to General Fund (less transfer from Gas Tax fund).

(3) Percentage of costs that are population-dependent, as opposed to fixed costs.

Sources: City of Hayward, and Economic & Planning Systems

Table B-3
Mission/Garin Annexation: Alternative B
Citywide General Assumptions and Data, Year 2002
Hayward Fiscal Impact Analysis

Item	Amount	Notes
Housing Units	46,565	DOF, 2002
Occupied Households	45,433	DOF, 2002
Population	144,304	DOF, 2002
Persons/Household	3.08	Census, 2000
Total City Road Miles	253	Hayward Public Works Dept.

Sources: Department of Finance (2002), Census 2000, City of Hayward, and Economic & Planning Systems

**Table B-4
Project Description and Assumptions at Buildout
Mission/Garin Annexation: Alternative B
Hayward Fiscal Impact Analysis**

Item	Units	Occupied Households (1)	Project Population (2)	Local Road Miles (3)	Market Value (4)	Household Income (5)
Zoning District						
Townhomes/Condos (RM)	0	0	0	0.00	\$380,000	\$86,000
Single-Family Detached (RMB3.5)	0	0	0	0.00	\$540,000	\$122,000
Single-Family Detached (RMB4)	0	0	0	0.00	\$580,000	\$131,000
Single-Family Detached (RS)	584	570	1,755	3.91	\$650,000	\$147,000
Single-Family Detached (RSB10)	0	0	0	0.00	\$900,000	\$203,000
Single-Family Detached (RSB40)	0	0	0	0.00	\$1,300,000	\$294,000
Single-Family Detached (AB10A)	0	0	0	0.00	\$1,800,000	\$406,000
Total	584	570	1755	3.91		
Weighted Average (6)					\$650,000	\$147,000

- (1) Occupied households assumes: 2.43% vacancy rate (DOF, 2002)
- (2) Project population estimate assumes: 3.08 persons/household (Census, 2000)
- (3) Estimated based on the lot sizes of the proposed units. Estimates of major arterials roads, required for all alternatives, shown on Table B-9. Local roads for 10-acre lots are assumed to be privately maintained.
- (4) Based on comparable projects in the City of Hayward. Estimates are in constant dollars.
- (5) Household income calculation assumes:
- Downpayment 20%
 - Interest Rate 7.5%
 - Loan Term 30 years
 - Percent income spent on housing 30%
- (6) Weighted by the number of units by type.

Sources: City of Hayward, Census 2000, Department of Finance (2002), and Economic & Planning Systems

Table B-5
Mission/Garin Annexation: Alternative B
Property Tax and Transfer Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Assessed Value per Unit (1)		\$650,000	
Number of Units		584	
Total Assessed Value		\$379,600,000	
Property Tax Total	1% of Assessed Value	\$3,796,000	
Net Property Tax to City	20% Tax Allocation Factor	\$759,200	County of Alameda/City of Hayward
Document Transfer Tax	0.450% of Transferred Value 4% Turnover Rate	\$62,591	City of Hayward RAND; Census 2000

(1) Weighted average market value by type of housing units.

Sources: City of Hayward, County of Alameda, RAND, Census 2000; and Economic & Planning Systems

Table B-6
Mission/Garin Annexation: Alternative B
Sales Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Total Occupied Households		570	
Average Household Income (1)		\$147,000	
Average Annual HH Taxable Expenditures (2)	25%	\$37,460	BLS
Captured by City of Hayward (per HH) (3)	65%	\$24,179	
Total Captured by City of Hayward		\$13,777,465	
Sales Tax Rate to City of Hayward	1.00%		City of Hayward
Net Sales Tax to City		\$137,775	

(1) Weighted average income by type of housing units.

(2) Assumes the average project household spends approximately 25 percent of its income on taxable items.
Based on US Bureau of Labor Statistics Consumer Expenditure Survey: Western region by income before taxes 1999-2000.

(3) City capture rate varies by income: 65 percent capture for weighted income < \$200,000, and 55 percent for greater than or equal to \$200,000.

Sources: City of Hayward; BLS, and Economic & Planning Systems

Table B-7
Mission/Garin Annexation: Alternative B
Police Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service (2001)	153,846	Hayward Police Dept.
Annual Police Budget (FY 02-03) (1)	\$27,610,134	
Average cost per call for service	\$179	
Annual calls for service per residential unit	0.67	Hayward Police Dept.
Project units	584	
Estimated annual project calls for service	390	
Total Project Cost	\$69,974	

(1) Includes patrol, investigations, and traffic expenditures.

Sources: Hayward Police Department; and Economic & Planning Systems

Table B-8
Mission/Garin Annexation: Alternative B
Fire Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service	13,000	Hayward Fire Department
Annual Fire Operations Budget (FY02-03)	\$16,673,487	
Average cost per call for service	\$1,283	
Annual calls for service per resident	0.09	
Project residents	1,755	
Estimated annual project calls for service	158	
Total Project Cost	\$202,781	

Sources: Hayward Fire Department; and Economic & Planning Systems

Table B-9
Mission/Garin Annexation: Alternative B
Public Works Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Total City road miles	253	Public Works Department
Annual Public Works Street and Traffic Expenditures		Public Works Department
Street Maintenance	\$1,134,335	
Engineering & Transportation (Traffic Operations)	\$379,625	
Engineering & Transportation (Street Lighting)	<u>\$702,741</u>	
Subtotal	\$2,216,701	
Average cost per road mile	\$8,762	
Project road miles		
Major arterial roads (1)	1.89	
Local roads (2)	<u>3.91</u>	
Subtotal	5.80	
Total Project Cost	\$50,857	

(1) Assumes 10,000 linear feet of major arterial roads for Alternatives A-D, 1,500 l.f. for Alternative E, and 3,200 l.f. for the Staff Land Use Recommendation.

(2) Estimated based on the lot sizes of the proposed units. Local roads for 10-acre lots are assumed to be privately maintained.

Sources: Hayward Public Works Department; and Economic & Planning Systems



**Economic &
Planning Systems**

Real Estate Economics

Regional Economics

Public Finance

Land Use Policy

APPENDIX C:

LAND USE ALTERNATIVE C MISSION/GARIN ANNEXATION

Appendix C
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Mission/Garin Annexation: Alternative C
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Table C-1
Mission/Garin Annexation: Alternative C
Fiscal Impact Summary
Hayward Fiscal Impact Analysis

Item	Total
Total Project Revenues	
Property Tax	\$891,000
Sales Tax	\$161,511
Real Property Transfer Tax	\$73,457
Emergency Facilities Tax	\$28,836
Franchise Fees	\$82,771
Fines and Forfeitures	\$11,843
Motor Vehicle License Tax	\$105,090
Gas Tax Revenue	<u>\$20,668</u>
Total Revenues	\$1,375,176
Total Project Expenditures	
General Government Administration (1)	\$20,343
Police	\$95,975
Fire	\$278,130
Public Works (2)	\$57,132
Community & Econ. Dev. Dept.	\$9,973
Library	<u>\$59,735</u>
Total Expenditures	\$521,287
NET FISCAL BALANCE	\$853,889

(1) Includes Mayor & Council, City Manager, City Attorney, City Clerk, Human Resources, and Finance & Internal Services.

(2) Includes street maintenance, traffic operations, and street lighting. Landscape maintenance is assumed to be funded through special assessments.

Source: Economic & Planning Systems

**Table C-2
Mission/Garin Annexation: Alternative C
Budget Summary and Estimating Factors
Hayward Fiscal Impact Analysis**

Item	Table Ref.	2002-03 Budget Total	Percent Variable Costs (3)	Allocation Amount	Project Total
GENERAL FUND REVENUES					
Property Tax	Table C-5	\$17,233,000		20% of 1% of assessed value	\$891,000
Sales Tax	Table C-6	\$35,242,000		1.00% of estimated taxable sales in City	\$161,511
Business Tax		\$1,900,000		- not estimated	\$0
Real Property Transfer Tax	Table C-5	\$4,500,000		\$4.50 per \$1,000 of value of homes sold annually	\$73,457
Transient Occupancy Tax		\$1,500,000		- not estimated	\$0
Supplemental Bld. Construction & Imp. Tax		\$1,750,000		- not estimated	\$0
Emergency Facilities Tax		\$1,750,000		\$36.00 per unit	\$28,836
Franchise Fees		\$4,962,000		\$34.39 per capita	\$82,771
Licenses & Permits		\$2,116,000		- not estimated	\$0
Fines and Forfeitures		\$710,000		\$4.92 per capita	\$11,843
Motor Vehicle License Tax		\$6,300,000		\$43.66 per capita	\$105,090
Fees & Charges for Service		\$1,916,000		- not estimated	\$0
Transfer from Gas Tax Fund (1)		\$1,239,000		\$8.59 per capita	\$20,668
Other Revenue (2)		<u>\$9,309,000</u>		- not estimated	<u>\$0</u>
Subtotal Revenues		\$90,427,000			\$1,375,176
GENERAL FUND EXPENDITURES					
General Government Administration					
Mayor & City Council		\$479,642	10%	\$0.33 per capita	\$800
City Manager		\$3,194,699	10%	\$2.21 per capita	\$5,329
City Attorney		\$943,644	10%	\$0.65 per capita	\$1,574
City Clerk		\$411,218	10%	\$0.28 per capita	\$686
Human Resources		\$1,650,363	10%	\$1.14 per capita	\$2,753
Finance & Internal Services		<u>\$5,515,521</u>	10%	\$3.82 per capita	\$9,200
Subtotal General Government Administration		\$12,195,087			
Police	Table C-7	\$36,235,066		\$179 cost per service call	\$95,975
Fire	Table C-8	\$19,196,981		\$1,283 cost per service call	\$278,130
Public Works	Table C-9	\$6,668,581		\$8,762 cost per road mile	\$57,132
Community & Econ. Dev. Dept.		\$5,978,527	10%	\$4.14 per capita	\$9,973
Library		\$3,581,038	100%	\$24.82 per capita	\$59,735
Non-Departmental		\$510,180		- not estimated	\$0
Transfers to Other Funds		<u>\$6,061,000</u>		- not estimated	<u>\$0</u>
Subtotal Expenditures		\$90,426,460			\$521,287

(1) Includes only the portion of Gas Tax revenue transferred to the General Fund.

(2) Other Revenue includes interest & rents, funds from other agencies (less motor vehicle license tax), other revenue, and other transfers to General Fund (less transfer from Gas Tax fund).

(3) Percentage of costs that are population-dependent, as opposed to fixed costs.

Sources: City of Hayward, and Economic & Planning Systems

Table C-3
Mission/Garin Annexation: Alternative C
Citywide General Assumptions and Data, Year 2002
Hayward Fiscal Impact Analysis

Item	Amount	Notes
Housing Units	46,565	DOF, 2002
Occupied Households	45,433	DOF, 2002
Population	144,304	DOF, 2002
Persons/Household	3.08	Census, 2000
Total City Road Miles	253	Hayward Public Works Dept.

Sources: Department of Finance (2002), Census 2000, City of Hayward, and Economic & Planning Systems

**Table C-4
Project Description and Assumptions at Buildout
Mission/Garin Annexation: Alternative C
Hayward Fiscal Impact Analysis**

Item	Units	Occupied Households (1)	Project Population (2)	Local Road Miles (3)	Market Value (4)	Household Income (5)
Zoning District						
Townhomes/Condos (RM)	0	0	0	0.00	\$380,000	\$86,000
Single-Family Detached (RMB3.5)	765	746	2,299	4.29	\$540,000	\$122,000
Single-Family Detached (RMB4)	0	0	0	0.00	\$580,000	\$131,000
Single-Family Detached (RS)	0	0	0	0.00	\$650,000	\$147,000
Single-Family Detached (RSB10)	36	35	108	0.34	\$900,000	\$203,000
Single-Family Detached (RSB40)	0	0	0	0.00	\$1,300,000	\$294,000
Single-Family Detached (AB10A)	0	0	0	0.00	\$1,800,000	\$406,000
Total	801	782	2407	4.63		
Weighted Average (6)					\$556,180	\$125,640

- (1) Occupied households assumes: 2.43% vacancy rate (DOF, 2002)
- (2) Project population estimate assumes: 3.08 persons/household (Census, 2000)
- (3) Estimated based on the lot sizes of the proposed units. Estimates of major arterials roads, required for all alternatives, shown on Table C-9. Local roads for 10-acre lots are assumed to be privately maintained.
- (4) Based on comparable projects in the City of Hayward. Estimates are in constant dollars.
- (5) Household income calculation assumes:
- Downpayment 20%
 - Interest Rate 7.5%
 - Loan Term 30 years
 - Percent income spent on housing 30%
- (6) Weighted by the number of units by type.

Sources: City of Hayward, Census 2000, Department of Finance (2002), and Economic & Planning Systems

Table C-5
Mission/Garin Annexation: Alternative C
Property Tax and Transfer Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Assessed Value per Unit (1)		\$556,180	
Number of Units		801	
Total Assessed Value		\$445,500,000	
Property Tax Total	1% of Assessed Value	\$4,455,000	
Net Property Tax to City	20% Tax Allocation Factor	\$891,000	County of Alameda/City of Hayward
Document Transfer Tax	0.450% of Transferred Value 4% Turnover Rate	\$73,457	City of Hayward RAND; Census 2000

(1) Weighted average market value by type of housing units.

Sources: City of Hayward, County of Alameda, RAND, Census 2000; and Economic & Planning Systems

Table C-6
Mission/Garin Annexation: Alternative C
Sales Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Total Occupied Households		782	
Average Household Income (1)		\$125,640	
Average Annual HH Taxable Expenditures (2)	25%	\$32,017	BLS
Captured by City of Hayward (per HH) (3)	65%	\$20,666	
Total Captured by City of Hayward		\$16,151,064	
Sales Tax Rate to City of Hayward	1.00%		City of Hayward
Net Sales Tax to City		\$161,511	

(1) Weighted average income by type of housing units.

(2) Assumes the average project household spends approximately 25 percent of its income on taxable items.
 Based on US Bureau of Labor Statistics Consumer Expenditure Survey: Western region by income before taxes 1999-2000.

(3) City capture rate varies by income: 65 percent capture for weighted income < \$200,000, and 55 percent for greater than or equal to \$200,000.

Sources: City of Hayward; BLS, and Economic & Planning Systems

Table C-7
Mission/Garin Annexation: Alternative C
Police Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service (2001)	153,846	Hayward Police Dept.
Annual Police Budget (FY 02-03) (1)	\$27,610,134	
Average cost per call for service	\$179	
Annual calls for service per residential unit	0.67	Hayward Police Dept.
Project units	801	
Estimated annual project calls for service	535	
Total Project Cost	\$95,975	

(1) Includes patrol, investigations, and traffic expenditures.

Sources: Hayward Police Department; and Economic & Planning Systems

Table C-8
Mission/Garin Annexation: Alternative C
Fire Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service	13,000	Hayward Fire Department
Annual Fire Operations Budget (FY02-03)	\$16,673,487	
Average cost per call for service	\$1,283	
Annual calls for service per resident	0.09	
Project residents	2,407	
Estimated annual project calls for service	217	
Total Project Cost	\$278,130	

Sources: Hayward Fire Department; and Economic & Planning Systems

Table C-9
Mission/Garin Annexation: Alternative C
Public Works Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Total City road miles	253	Public Works Department
Annual Public Works Street and Traffic Expenditures		Public Works Department
Street Maintenance	\$1,134,335	
Engineering & Transportation (Traffic Operations)	\$379,625	
Engineering & Transportation (Street Lighting)	<u>\$702,741</u>	
Subtotal	\$2,216,701	
Average cost per road mile	\$8,762	
Project road miles		
Major arterial roads (1)	1.89	
Local roads (2)	<u>4.63</u>	
Subtotal	6.52	
Total Project Cost	\$57,132	

(1) Assumes 10,000 linear feet of major arterial roads for Alternatives A-D, 1,500 l.f. for Alternative E, and 3,200 l.f. for the Staff Land Use Recommendation.

(2) Estimated based on the lot sizes of the proposed units. Local roads for 10-acre lots are assumed to be privately maintained.

Sources: Hayward Public Works Department; and Economic & Planning Systems



Economic &
Planning Systems

Real Estate Economics

Regional Economics

Public Finance

Land Use Policy

APPENDIX D:
LAND USE ALTERNATIVE D
MISSION/GARIN ANNEXATION

Appendix D
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	Table D-9	Public Works Department Service and Cost Estimate

Table D-1
Mission/Garin Annexation: Alternative D
Fiscal Impact Summary
Hayward Fiscal Impact Analysis

Item	Total
Total Project Revenues	
Property Tax	\$692,240
Sales Tax	\$125,584
Real Property Transfer Tax	\$57,070
Emergency Facilities Tax	\$27,000
Franchise Fees	\$77,501
Fines and Forfeitures	\$11,089
Motor Vehicle License Tax	\$98,399
Gas Tax Revenue	<u>\$19,352</u>
Total Revenues	\$1,108,235
Total Project Expenditures	
General Government Administration (1)	\$19,047
Police	\$89,864
Fire	\$260,421
Public Works (2)	\$43,272
Community & Econ. Dev. Dept.	\$9,338
Library	<u>\$55,932</u>
Total Expenditures	\$477,874
NET FISCAL BALANCE	\$630,362

(1) Includes Mayor & Council, City Manager, City Attorney, City Clerk, Human Resources, and Finance & Internal Services.

(2) Includes street maintenance, traffic operations, and street lighting. Landscape maintenance is assumed to be funded through special assessments.

Source: Economic & Planning Systems

**Table D-2
Mission/Garin Annexation: Alternative D
Budget Summary and Estimating Factors
Hayward Fiscal Impact Analysis**

Item	Table Ref.	2002-03 Budget Total	Percent Variable Costs (3)	Allocation Amount	Project Total
GENERAL FUND REVENUES					
Property Tax	Table D-5	\$17,233,000		20% of 1% of assessed value	\$692,240
Sales Tax	Table D-6	\$35,242,000		1.00% of estimated taxable sales in City	\$125,584
Business Tax		\$1,900,000		- not estimated	\$0
Real Property Transfer Tax	Table D-5	\$4,500,000		\$4.50 per \$1,000 of value of homes sold annually	\$57,070
Transient Occupancy Tax		\$1,500,000		- not estimated	\$0
Supplemental Bld. Construction & Imp. Tax		\$1,750,000		- not estimated	\$0
Emergency Facilities Tax		\$1,750,000		\$36.00 per unit	\$27,000
Franchise Fees		\$4,962,000		\$34.39 per capita	\$77,501
Licenses & Permits		\$2,116,000		- not estimated	\$0
Fines and Forfeitures		\$710,000		\$4.92 per capita	\$11,089
Motor Vehicle License Tax		\$6,300,000		\$43.66 per capita	\$98,399
Fees & Charges for Service		\$1,916,000		- not estimated	\$0
Transfer from Gas Tax Fund (1)		\$1,239,000		\$8.59 per capita	\$19,352
Other Revenue (2)		<u>\$9,309,000</u>		- not estimated	<u>\$0</u>
Subtotal Revenues		\$90,427,000			\$1,108,235
GENERAL FUND EXPENDITURES					
General Government Administration					
Mayor & City Council		\$479,642	10%	\$0.33 per capita	\$749
City Manager		\$3,194,699	10%	\$2.21 per capita	\$4,990
City Attorney		\$943,644	10%	\$0.65 per capita	\$1,474
City Clerk		\$411,218	10%	\$0.28 per capita	\$642
Human Resources		\$1,650,363	10%	\$1.14 per capita	\$2,578
Finance & Internal Services		<u>\$5,515,521</u>	10%	\$3.82 per capita	\$8,615
Subtotal General Government Administration		\$12,195,087			
Police	Table D-7	\$36,235,066		\$179 cost per service call	\$89,864
Fire	Table D-8	\$19,196,981		\$1,283 cost per service call	\$260,421
Public Works	Table D-9	\$6,668,581		\$8,762 cost per road mile	\$43,272
Community & Econ. Dev. Dept.		\$5,978,527	10%	\$4.14 per capita	\$9,338
Library		\$3,581,038	100%	\$24.82 per capita	\$55,932
Non-Departmental		\$510,180		- not estimated	\$0
Transfers to Other Funds		<u>\$6,061,000</u>		- not estimated	<u>\$0</u>
Subtotal Expenditures		\$90,426,460			\$477,874

(1) Includes only the portion of Gas Tax revenue transferred to the General Fund.

(2) Other Revenue includes interest & rents, funds from other agencies (less motor vehicle license tax), other revenue, and other transfers to General Fund (less transfer from Gas Tax fund).

(3) Percentage of costs that are population-dependent, as opposed to fixed costs.

Sources: City of Hayward, and Economic & Planning Systems

Table D-3
Mission/Garin Annexation: Alternative D
Citywide General Assumptions and Data, Year 2002
Hayward Fiscal Impact Analysis

Item	Amount	Notes
Housing Units	46,565	DOF, 2002
Occupied Households	45,433	DOF, 2002
Population	144,304	DOF, 2002
Persons/Household	3.08	Census, 2000
Total City Road Miles	253	Hayward Public Works Dept.

Sources: Department of Finance (2002), Census 2000, City of Hayward, and Economic & Planning Systems

**Table D-4
Project Description and Assumptions at Buildout
Mission/Garin Annexation: Alternative D
Hayward Fiscal Impact Analysis**

Item	Units	Occupied Households (1)	Project Population (2)	Local Road Miles (3)	Market Value (4)	Household Income (5)
Zoning District						
Townhomes/Condos (RM)	503	491	1,512	1.43	\$380,000	\$86,000
Single-Family Detached (RMB3.5)	187	182	562	1.05	\$540,000	\$122,000
Single-Family Detached (RMB4)	0	0	0	0.00	\$580,000	\$131,000
Single-Family Detached (RS)	0	0	0	0.00	\$650,000	\$147,000
Single-Family Detached (RSB10)	60	59	180	0.57	\$900,000	\$203,000
Single-Family Detached (RSB40)	0	0	0	0.00	\$1,300,000	\$294,000
Single-Family Detached (AB10A)	0	0	0	0.00	\$1,800,000	\$406,000
Total	750	732	2,254	3.04		
Weighted Average (6)					\$461,493	\$104,336

- (1) Occupied households assumes: 2.43% vacancy rate (DOF, 2002)
- (2) Project population estimate assumes: 3.08 persons/household (Census, 2000)
- (3) Estimated based on the lot sizes of the proposed units. Estimates of major arterials roads, required for all alternatives, shown on Table D-9. Local roads for 10-acre lots are assumed to be privately maintained.
- (4) Based on comparable projects in the City of Hayward. Estimates are in constant dollars.
- (5) Household income calculation assumes:
- Downpayment 20%
 - Interest Rate 7.5%
 - Loan Term 30 years
 - Percent income spent on housing 30%
- (6) Weighted by the number of units by type.

Sources: City of Hayward, Census 2000, Department of Finance (2002), and Economic & Planning Systems

Table D-5
Mission/Garin Annexation: Alternative D
Property Tax and Transfer Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Assessed Value per Unit (1)		\$461,493	
Number of Units		750	
Total Assessed Value		\$346,120,000	
Property Tax Total	1% of Assessed Value	\$3,461,200	
Net Property Tax to City	20% Tax Allocation Factor	\$692,240	County of Alameda/City of Hayward
Document Transfer Tax	0.450% of Transferred Value 4% Turnover Rate	\$57,070	City of Hayward RAND; Census 2000

(1) Weighted average market value by type of housing units.

Sources: City of Hayward, County of Alameda, RAND, Census 2000; and Economic & Planning Systems

Table D-6
Mission/Garin Annexation: Alternative D
Sales Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Total Occupied Households		732	
Average Household Income (1)		\$104,336	
Average Annual HH Taxable Expenditures (2)	25%	\$26,588	BLS
Captured by City of Hayward (per HH) (3)	65%	\$17,162	
Total Captured by City of Hayward		\$12,558,408	
Sales Tax Rate to City of Hayward	1.00%		City of Hayward
Net Sales Tax to City		\$125,584	

(1) Weighted average income by type of housing units.

(2) Assumes the average project household spends approximately 25 percent of its income on taxable items.
Based on US Bureau of Labor Statistics Consumer Expenditure Survey: Western region by income before taxes 1999-2000.

(3) City capture rate varies by income: 65 percent capture for weighted income < \$200,000, and 55 percent for greater than or equal to \$200,000.

Sources: City of Hayward; BLS, and Economic & Planning Systems

Table D-7
Mission/Garin Annexation: Alternative D
Police Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service (2001)	153,846	Hayward Police Dept.
Annual Police Budget (FY 02-03) (1)	\$27,610,134	
Average cost per call for service	\$179	
Annual calls for service per residential unit	0.67	Hayward Police Dept.
Project units	750	
Estimated annual project calls for service	501	
Total Project Cost	\$89,864	

(1) Includes patrol, investigations, and traffic expenditures.

Sources: Hayward Police Department; and Economic & Planning Systems

Table D-8
Mission/Garin Annexation: Alternative D
Fire Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service	13,000	Hayward Fire Department
Annual Fire Operations Budget (FY02-03)	\$16,673,487	
Average cost per call for service	\$1,283	
Annual calls for service per resident	0.09	
Project residents	2,254	
Estimated annual project calls for service	203	
Total Project Cost	\$260,421	

Sources: Hayward Fire Department; and Economic & Planning Systems

Table D-9
Mission/Garin Annexation: Alternative D
Public Works Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Total City road miles	253	Public Works Department
Annual Public Works Street and Traffic Expenditures		Public Works Department
Street Maintenance	\$1,134,335	
Engineering & Transportation (Traffic Operations)	\$379,625	
Engineering & Transportation (Street Lighting)	<u>\$702,741</u>	
Subtotal	\$2,216,701	
Average cost per road mile	\$8,762	
Project road miles		
Major arterial roads (1)	1.89	
Local roads (2)	<u>3.04</u>	
Subtotal	4.94	
Total Project Cost	\$43,272	

(1) Assumes 10,000 linear feet of major arterial roads for Alternatives A-D, 1,500 l.f. for Alternative E, and 3,200 l.f. for the Staff Land Use Recommendation.

(2) Estimated based on the lot sizes of the proposed units. Local roads for 10-acre lots are assumed to be privately maintained.

Sources: Hayward Public Works Department; and Economic & Planning Systems



**Economic &
Planning Systems**

Real Estate Economics

Regional Economics

Public Finance

Land Use Policy

APPENDIX E:

LAND USE ALTERNATIVE E

MISSION/GARIN ANNEXATION

Appendix E
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Mission/Garin Annexation: Alternative E
Hayward Fiscal Impact Analysis

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Table E-1
Mission/Garin Annexation: Alternative E
Fiscal Impact Summary
Hayward Fiscal Impact Analysis

Item	Total
Total Project Revenues	
Property Tax	\$129,600
Sales Tax	\$23,482
Real Property Transfer Tax	\$10,685
Emergency Facilities Tax	\$3,312
Franchise Fees	\$9,507
Fines and Forfeitures	\$1,360
Motor Vehicle License Tax	\$12,070
Gas Tax Revenue	<u>\$2,374</u>
Total Revenues	\$192,390
Total Project Expenditures	
General Government Administration (1)	\$2,336
Police	\$11,023
Fire	\$31,945
Public Works (2)	\$6,416
Community & Econ. Dev. Dept.	\$1,145
Library	<u>\$6,861</u>
Total Expenditures	\$59,727
NET FISCAL BALANCE	\$132,663

(1) Includes Mayor & Council, City Manager, City Attorney, City Clerk, Human Resources, and Finance & Internal Services.

(2) Includes street maintenance, traffic operations, and street lighting. Landscape maintenance is assumed to be funded through special assessments.

Source: Economic & Planning Systems

**Table E-2
Mission/Garin Annexation: Alternative E
Budget Summary and Estimating Factors
Hayward Fiscal Impact Analysis**

Item	Table Ref.	2002-03 Budget Total	Percent Variable Costs (3)	Allocation Amount	Project Total
GENERAL FUND REVENUES					
Property Tax	Table E-5	\$17,233,000		20% of 1% of assessed value	\$129,600
Sales Tax	Table E-6	\$35,242,000		1.00% of estimated taxable sales in City	\$23,482
Business Tax		\$1,900,000		- not estimated	\$0
Real Property Transfer Tax	Table E-5	\$4,500,000		\$4.50 per \$1,000 of value of homes sold annually	\$10,685
Transient Occupancy Tax		\$1,500,000		- not estimated	\$0
Supplemental Bld. Construction & Imp. Tax		\$1,750,000		- not estimated	\$0
Emergency Facilities Tax		\$1,750,000		\$36.00 per unit	\$3,312
Franchise Fees		\$4,962,000		\$34.39 per capita	\$9,507
Licenses & Permits		\$2,116,000		- not estimated	\$0
Fines and Forfeitures		\$710,000		\$4.92 per capita	\$1,360
Motor Vehicle License Tax		\$6,300,000		\$43.66 per capita	\$12,070
Fees & Charges for Service		\$1,916,000		- not estimated	\$0
Transfer from Gas Tax Fund (1)		\$1,239,000		\$8.59 per capita	\$2,374
Other Revenue (2)		<u>\$9,309,000</u>		- not estimated	<u>\$0</u>
Subtotal Revenues		\$90,427,000			\$192,390
GENERAL FUND EXPENDITURES					
General Government Administration					
Mayor & City Council		\$479,642	10%	\$0.33 per capita	\$92
City Manager		\$3,194,699	10%	\$2.21 per capita	\$612
City Attorney		\$943,644	10%	\$0.65 per capita	\$181
City Clerk		\$411,218	10%	\$0.28 per capita	\$79
Human Resources		\$1,650,363	10%	\$1.14 per capita	\$316
Finance & Internal Services		<u>\$5,515,521</u>	10%	\$3.82 per capita	\$1,057
Subtotal General Government Administration		\$12,195,087			
Police	Table E-7	\$36,235,066		\$179 cost per service call	\$11,023
Fire	Table E-8	\$19,196,981		\$1,283 cost per service call	\$31,945
Public Works	Table E-9	\$6,668,581		\$8,762 cost per road mile	\$6,416
Community & Econ. Dev. Dept.		\$5,978,527	10%	\$4.14 per capita	\$1,145
Library		\$3,581,038	100%	\$24.82 per capita	\$6,861
Non-Departmental		\$510,180		- not estimated	\$0
Transfers to Other Funds		<u>\$6,061,000</u>		- not estimated	<u>\$0</u>
Subtotal Expenditures		\$90,426,460			\$59,727

(1) Includes only the portion of Gas Tax revenue transferred to the General Fund.

(2) Other Revenue includes interest & rents, funds from other agencies (less motor vehicle license tax), other revenue, and other transfers to General Fund (less transfer from Gas Tax fund).

(3) Percentage of costs that are population-dependent, as opposed to fixed costs.

Sources: City of Hayward, and Economic & Planning Systems

Table E-3
Mission/Garin Annexation: Alternative E
Citywide General Assumptions and Data, Year 2002
Hayward Fiscal Impact Analysis

Item	Amount	Notes
Housing Units	46,565	DOF, 2002
Occupied Households	45,433	DOF, 2002
Population	144,304	DOF, 2002
Persons/Household	3.08	Census, 2000
Total City Road Miles	253	Hayward Public Works Dept.

Sources: Department of Finance (2002), Census 2000, City of Hayward, and Economic & Planning Systems

**Table E-4
Project Description and Assumptions at Buildout
Mission/Garin Annexation: Alternative E
Hayward Fiscal Impact Analysis**

Item	Units	Occupied Households (1)	Project Population (2)	Local Road Miles (3)	Market Value (4)	Household Income (5)
Zoning District						
Townhomes/Condos (RM)	0	0	0	0.00	\$380,000	\$86,000
Single-Family Detached (RMB3.5)	80	78	240	0.45	\$540,000	\$122,000
Single-Family Detached (RMB4)	0	0	0	0.00	\$580,000	\$131,000
Single-Family Detached (RS)	0	0	0	0.00	\$650,000	\$147,000
Single-Family Detached (RSB10)	0	0	0	0.00	\$900,000	\$203,000
Single-Family Detached (RSB40)	0	0	0	0.00	\$1,300,000	\$294,000
Single-Family Detached (AB10A)	<u>12</u>	<u>12</u>	<u>36</u>	<u>0.00</u>	\$1,800,000	\$406,000
Total	92	90	276	0.45		
Weighted Average (6)					\$704,348	\$159,043

- (1) Occupied households assumes: 2.43% vacancy rate (DOF, 2002)
- (2) Project population estimate assumes: 3.08 persons/household (Census, 2000)
- (3) Estimated based on the lot sizes of the proposed units. Estimates of major arterials roads, required for all alternatives, shown on Table E-9. Local roads for 10-acre lots are assumed to be privately maintained.
- (4) Based on comparable projects in the City of Hayward. Estimates are in constant dollars.
- (5) Household income calculation assumes:
- Downpayment 20%
 - Interest Rate 7.5%
 - Loan Term 30 years
 - Percent income spent on housing 30%
- (6) Weighted by the number of units by type.

Sources: City of Hayward, Census 2000, Department of Finance (2002), and Economic & Planning Systems

Table E-5
Mission/Garin Annexation: Alternative E
Property Tax and Transfer Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Assessed Value per Unit (1)		\$704,348	
Number of Units		92	
Total Assessed Value		\$64,800,000	
Property Tax Total	1% of Assessed Value	\$648,000	
Net Property Tax to City	20% Tax Allocation Factor	\$129,600	County of Alameda/City of Hayward
Document Transfer Tax	0.450% of Transferred Value 4% Turnover Rate	\$10,685	City of Hayward RAND; Census 2000

(1) Weighted average market value by type of housing units.

Sources: City of Hayward, County of Alameda, RAND, Census 2000; and Economic & Planning Systems

Table E-6
Mission/Garin Annexation: Alternative E
Sales Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Total Occupied Households		90	
Average Household Income (1)		\$159,043	
Average Annual HH Taxable Expenditures (2)	25%	\$40,529	BLS
Captured by City of Hayward (per HH) (3)	65%	\$26,160	
Total Captured by City of Hayward		\$2,348,242	
Sales Tax Rate to City of Hayward	1.00%		City of Hayward
Net Sales Tax to City		\$23,482	

(1) Weighted average income by type of housing units.

(2) Assumes the average project household spends approximately 25 percent of its income on taxable items.
 Based on US Bureau of Labor Statistics Consumer Expenditure Survey: Western region by income before taxes 1999-2000.

(3) City capture rate varies by income: 65 percent capture for weighted income < \$200,000, and 55 percent for greater than or equal to \$200,000.

Sources: City of Hayward; BLS, and Economic & Planning Systems

Table E-7
Mission/Garin Annexation: Alternative E
Police Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service (2001)	153,846	Hayward Police Dept.
Annual Police Budget (FY 02-03) (1)	\$27,610,134	
Average cost per call for service	\$179	
Annual calls for service per residential unit	0.67	Hayward Police Dept.
Project units	92	
Estimated annual project calls for service	61	
Total Project Cost	\$11,023	

(1) Includes patrol, investigations, and traffic expenditures.

Sources: Hayward Police Department; and Economic & Planning Systems

Table E-8
Mission/Garin Annexation: Alternative E
Fire Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service	13,000	Hayward Fire Department
Annual Fire Operations Budget (FY02-03)	\$16,673,487	
Average cost per call for service	\$1,283	
Annual calls for service per resident	0.09	
Project residents	276	
Estimated annual project calls for service	25	
Total Project Cost	\$31,945	

Sources: Hayward Fire Department; and Economic & Planning Systems

Table E-9
Mission/Garin Annexation: Alternative E
Public Works Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Total City road miles	253	Public Works Department
Annual Public Works Street and Traffic Expenditures		Public Works Department
Street Maintenance	\$1,134,335	
Engineering & Transportation (Traffic Operations)	\$379,625	
Engineering & Transportation (Street Lighting)	<u>\$702,741</u>	
Subtotal	\$2,216,701	
Average cost per road mile	\$8,762	
Project road miles		
Major arterial roads (1)	0.28	
Local roads (2)	<u>0.45</u>	
Subtotal	0.73	
Total Project Cost	\$6,416	

(1) Assumes 10,000 linear feet of major arterial roads for Alternatives A-D, 1,500 l.f. for Alternative E, and 3,200 l.f. for the Staff Land Use Recommendation.

(2) Estimated based on the lot sizes of the proposed units. Local roads for 10-acre lots are assumed to be privately maintained.

Sources: Hayward Public Works Department; and Economic & Planning Systems

APPENDIX F:

STAFF LAND USE RECOMMENDATION
MISSION/GARIN ANNEXATION

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Mission/Garin Annexation: Staff Land Use Recommendation
Hayward Fiscal Impact Analysis

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Table F-1
Mission/Garin Annexation: Staff Land Use Recommendation
Fiscal Impact Summary
Hayward Fiscal Impact Analysis

Item	Total
Total Project Revenues	
Property Tax	\$376,120
Sales Tax	\$68,183
Real Property Transfer Tax	\$31,008
Emergency Facilities Tax	\$11,520
Franchise Fees	\$33,067
Fines and Forfeitures	\$4,731
Motor Vehicle License Tax	\$41,984
Gas Tax Revenue	<u>\$8,257</u>
Total Revenues	\$574,870
Total Project Expenditures	
General Government Administration (1)	\$8,127
Police	\$38,342
Fire	\$111,113
Public Works (2)	\$17,364
Community & Econ. Dev. Dept.	\$3,984
Library	<u>\$23,864</u>
Total Expenditures	\$202,795
NET FISCAL BALANCE	\$372,075

(1) Includes Mayor & Council, City Manager, City Attorney, City Clerk, Human Resources, and Finance & Internal Services.

(2) Includes street maintenance, traffic operations, and street lighting. Landscape maintenance is assumed to be funded through special assessments.

Source: Economic & Planning Systems

**Table F-2
Mission/Garin Annexation: Staff Land Use Recommendation
Budget Summary and Estimating Factors
Hayward Fiscal Impact Analysis**

Item	Table Ref.	2002-03 Budget Total	Percent Variable Costs (3)	Allocation Amount	Project Total
GENERAL FUND REVENUES					
Property Tax	Table F-5	\$17,233,000		20% of 1% of assessed value	\$376,120
Sales Tax	Table F-6	\$35,242,000		1.00% of estimated taxable sales in City	\$68,183
Business Tax		\$1,900,000		- not estimated	\$0
Real Property Transfer Tax	Table F-5	\$4,500,000		\$4.50 per \$1,000 of value of homes sold annually	\$31,008
Transient Occupancy Tax		\$1,500,000		- not estimated	\$0
Supplemental Bld. Construction & Imp. Tax		\$1,750,000		- not estimated	\$0
Emergency Facilities Tax		\$1,750,000		\$36.00 per unit	\$11,520
Franchise Fees		\$4,962,000		\$34.39 per capita	\$33,067
Licenses & Permits		\$2,116,000		- not estimated	\$0
Fines and Forfeitures		\$710,000		\$4.92 per capita	\$4,731
Motor Vehicle License Tax		\$6,300,000		\$43.66 per capita	\$41,984
Fees & Charges for Service		\$1,916,000		- not estimated	\$0
Transfer from Gas Tax Fund (1)		\$1,239,000		\$8.59 per capita	\$8,257
Other Revenue (2)		<u>\$9,309,000</u>		- not estimated	<u>\$0</u>
Subtotal Revenues		\$90,427,000			\$574,870
GENERAL FUND EXPENDITURES					
General Government Administration					
Mayor & City Council		\$479,642	10%	\$0.33 per capita	\$320
City Manager		\$3,194,699	10%	\$2.21 per capita	\$2,129
City Attorney		\$943,644	10%	\$0.65 per capita	\$629
City Clerk		\$411,218	10%	\$0.28 per capita	\$274
Human Resources		\$1,650,363	10%	\$1.14 per capita	\$1,100
Finance & Internal Services		<u>\$5,515,521</u>	10%	\$3.82 per capita	\$3,676
Subtotal General Government Administration		\$12,195,087			
Police	Table F-7	\$36,235,066		\$179 cost per service call	\$38,342
Fire	Table F-8	\$19,196,981		\$1,283 cost per service call	\$111,113
Public Works	Table F-9	\$6,668,581		\$8,762 cost per road mile	\$17,364
Community & Econ. Dev. Dept.		\$5,978,527	10%	\$4.14 per capita	\$3,984
Library		\$3,581,038	100%	\$24.82 per capita	\$23,864
Non-Departmental		\$510,180		- not estimated	\$0
Transfers to Other Funds		<u>\$6,061,000</u>		- not estimated	<u>\$0</u>
Subtotal Expenditures		\$90,426,460			\$202,795

(1) Includes only the portion of Gas Tax revenue transferred to the General Fund.

(2) Other Revenue includes interest & rents, funds from other agencies (less motor vehicle license tax), other revenue, and other transfers to General Fund (less transfer from Gas Tax fund).

(3) Percentage of costs that are population-dependent, as opposed to fixed costs.

Sources: City of Hayward, and Economic & Planning Systems

Table F-3
Mission/Garin Annexation: Staff Land Use Recommendation
Citywide General Assumptions and Data, Year 2002
Hayward Fiscal Impact Analysis

Item	Amount	Notes
Housing Units	46,565	DOF, 2002
Occupied Households	45,433	DOF, 2002
Population	144,304	DOF, 2002
Persons/Household	3.08	Census, 2000
Total City Road Miles	253	Hayward Public Works Dept.

Sources: Department of Finance (2002), Census 2000, City of Hayward, and Economic & Planning Systems

**Table F-4
Project Description and Assumptions at Buildout
Mission/Garin Annexation: Staff Land Use Recommendation
Hayward Fiscal Impact Analysis**

Item	Units	Occupied Households (1)	Project Population (2)	Local Road Miles (3)	Market Value (4)	Household Income (5)
Zoning District						
Townhomes/Condos (RM)	128	125	385	0.36	\$380,000	\$86,000
Single-Family Detached (RMB3.5)	0	0	0	0.00	\$540,000	\$122,000
Single-Family Detached (RMB4)	169	165	508	1.01	\$580,000	\$131,000
Single-Family Detached (RS)	0	0	0	0.00	\$650,000	\$147,000
Single-Family Detached (RSB10)	0	0	0	0.00	\$900,000	\$203,000
Single-Family Detached (RSB40)	0	0	0	0.00	\$1,300,000	\$294,000
Single-Family Detached (AB10A)	<u>23</u>	<u>22</u>	<u>69</u>	<u>0.00</u>	\$1,800,000	\$406,000
Total	320	312	962	1.38		
Weighted Average (6)					\$587,688	\$132,766

- (1) Occupied households assumes: 2.43% vacancy rate (DOF, 2002)
- (2) Project population estimate assumes: 3.08 persons/household (Census, 2000)
- (3) Estimated based on the lot sizes of the proposed units. Estimates of major arterials roads, required for all alternatives, shown on Table F-9. Local roads for 10-acre lots are assumed to be privately maintained.
- (4) Based on comparable projects in the City of Hayward. Estimates are in constant dollars.
- (5) Household income calculation assumes:
- Downpayment 20%
 - Interest Rate 7.5%
 - Loan Term 30 years
 - Percent income spent on housing 30%
- (6) Weighted by the number of units by type.

Sources: City of Hayward, Census 2000, Department of Finance (2002), and Economic & Planning Systems

Table F-5
Mission/Garin Annexation: Staff Land Use Recommendation
Property Tax and Transfer Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Assessed Value per Unit (1)		\$587,688	
Number of Units		320	
Total Assessed Value		\$188,060,000	
Property Tax Total	1% of Assessed Value	\$1,880,600	
Net Property Tax to City	20% Tax Allocation Factor	\$376,120	County of Alameda/City of Hayward
Document Transfer Tax	0.450% of Transferred Value 4% Turnover Rate	\$31,008	City of Hayward RAND; Census 2000

(1) Weighted average market value by type of housing units.

Sources: City of Hayward, County of Alameda, RAND, Census 2000; and Economic & Planning Systems

Table F-6
Mission/Garin Annexation: Staff Land Use Recommendation
Sales Tax Calculation
Hayward Fiscal Impact Analysis

Item	Estimating Factor	Project Total	Description/Source
Total Occupied Households		312	
Average Household Income (1)		\$132,766	
Average Annual HH Taxable Expenditures (2)	25%	\$33,833	BLS
Captured by City of Hayward (per HH) (3)	65%	\$21,838	
Total Captured by City of Hayward		\$6,818,279	
Sales Tax Rate to City of Hayward	1.00%		City of Hayward
Net Sales Tax to City		\$68,183	

(1) Weighted average income by type of housing units.

(2) Assumes the average project household spends approximately 25 percent of its income on taxable items.

Based on US Bureau of Labor Statistics Consumer Expenditure Survey: Western region by income before taxes 1999-2000.

(3) City capture rate varies by income: 65 percent capture for weighted income < \$200,000, and 55 percent for greater than or equal to \$200,000.

Sources: City of Hayward; BLS, and Economic & Planning Systems

Table F-7
Mission/Garin Annexation: Staff Land Use Recommendation
Police Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service (2001)	153,846	Hayward Police Dept.
Annual Police Budget (FY 02-03) (1)	\$27,610,134	
Average cost per call for service	\$179	
Annual calls for service per residential unit	0.67	Hayward Police Dept.
Project units	320	
Estimated annual project calls for service	214	
Total Project Cost	\$38,342	

(1) Includes patrol, investigations, and traffic expenditures.

Sources: Hayward Police Department; and Economic & Planning Systems

Table F-8
Mission/Garin Annexation: Staff Land Use Recommendation
Fire Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Annual City calls for service	13,000	Hayward Fire Department
Annual Fire Operations Budget (FY02-03)	\$16,673,487	
Average cost per call for service	\$1,283	
Annual calls for service per resident	0.09	
Project residents	962	
Estimated annual project calls for service	87	
Total Project Cost	\$111,113	

Sources: Hayward Fire Department; and Economic & Planning Systems

Table F-9
Mission/Garin Annexation: Staff Land Use Recommendation
Public Works Department Service and Cost Estimate
Hayward Fiscal Impact Analysis

Item	Project Total	Description/ Source
Total City road miles	253	Public Works Department
Annual Public Works Street and Traffic Expenditures		Public Works Department
Street Maintenance	\$1,134,335	
Engineering & Transportation (Traffic Operations)	\$379,625	
Engineering & Transportation (Street Lighting)	<u>\$702,741</u>	
Subtotal	\$2,216,701	
Average cost per road mile	\$8,762	
Project road miles		
Major arterial roads (1)	0.61	
Local roads (2)	<u>1.38</u>	
Subtotal	1.98	
Total Project Cost	\$17,364	

(1) Assumes 10,000 linear feet of major arterial roads for Alternatives A-D, 1,500 l.f. for Alternative E, and 3,200 l.f. for the Staff Land Use Recommendation.

(2) Estimated based on the lot sizes of the proposed units. Local roads for 10-acre lots are assumed to be privately maintained.

Sources: Hayward Public Works Department; and Economic & Planning Systems