

City of La Verne - EIFD IFP Fiscal Impact Analysis

Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of La Verne			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$9,957,100	\$558,848,400	\$206,934,100
Estimated Fiscal Expenditures	\$9,053,000	\$505,192,500	\$184,535,200
Estimated Net Fiscal Impact to City	\$904,100	\$53,655,900	\$22,398,900
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$3,802,900	\$194,471,000	\$72,516,300
Estimated Fiscal Expenditures	\$1,473,400	\$82,730,700	\$30,397,300
Estimated Net Fiscal Impact to County	\$2,329,500	\$111,740,300	\$42,119,000
Revenues to Other Taxing Entities			
Bonita Unified School District	\$1,197,900	\$58,129,400	\$22,061,600
Mt. San Antonio Community College	\$210,400	\$10,209,700	\$3,874,800
Three Valley Metropolitan Water District	\$40,100	\$1,945,600	\$738,300
Children's Intitutional Tuition Fund	\$19,500	\$946,400	\$359,200
Development Center Hdcpd. Minor - Bonita	\$5,500	\$267,400	\$101,600
Mt. San Antonio Children's Center	\$2,000	\$97,200	\$36,900
Total Revenues to Other Taxing Entities	\$1,475,400	\$71,595,700	\$27,172,400

Key Land Use Assumptions (Stabilized Year 20)

Project Component	Rooms or DU	Building SF
Retail		110,000 SF
Business Park		150,000 SF
Hotel	150 rooms	105,000 SF
Apartments	750 DU	637,500 SF
Condominiums	950 DU	1,045,000 SF
Estimated Total Buildings		2,047,500 SF

Notes:

County contribution will terminate at the earlier of Year 50 or the completed funding of the approved IFP infrastructure project list.
 Assumes installation of necessary public infrastructure
 Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
 Values in 2018 dollars



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Summary of Estimated Fiscal Impacts to City of La Verne Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2023	2028	2038	2048	2058	2068			
General Fund Revenues									
Property Tax	\$179,800	\$455,100	\$1,339,200	\$1,632,477	\$1,989,981	\$2,425,775	2.0%	\$64,986,000	\$24,663,800
Property Tax - City Contribution to EIFD	(\$179,800)	(\$455,100)	(\$1,339,200)	(\$1,632,477)	(\$1,989,981)	(\$2,425,775)	2.0%	(\$64,986,000)	(\$24,663,800)
Property Tax In-Lieu of MVLF	\$68,800	\$174,200	\$512,500	\$624,735	\$761,548	\$928,323	2.0%	\$24,869,600	\$9,438,600
Property Transfer Tax	\$2,600	\$6,600	\$19,400	\$23,648	\$28,827	\$35,140	2.0%	\$941,100	\$357,100
Sales and Use Tax - Direct / On-Site	\$78,700	\$159,700	\$705,300	\$947,864	\$1,273,850	\$1,711,948	3.0%	\$38,993,500	\$14,126,700
Sales and Use Tax - Indirect / Off-Site	\$27,800	\$81,200	\$255,600	\$343,505	\$461,642	\$620,408	3.0%	\$14,296,600	\$5,232,500
Transient Occupancy Tax	\$777,500	\$901,300	\$1,211,300	\$1,627,886	\$2,187,743	\$2,940,143	3.0%	\$75,029,000	\$29,952,400
Utility User Tax	\$60,700	\$175,500	\$572,900	\$769,930	\$1,034,721	\$1,390,579	3.0%	\$31,967,700	\$11,676,400
Franchise Tax	\$12,500	\$36,200	\$118,200	\$158,851	\$213,482	\$286,902	3.0%	\$6,595,700	\$2,409,200
Fines, Licenses & Permits	\$31,300	\$90,300	\$294,900	\$396,321	\$532,622	\$715,800	3.0%	\$16,455,600	\$6,010,600
Current Service Charges	\$106,100	\$306,600	\$1,000,900	\$1,345,126	\$1,807,737	\$2,429,447	3.0%	\$55,850,400	\$20,399,800
Use of Money and Property	\$5,800	\$16,600	\$54,200	\$72,840	\$97,891	\$131,558	3.0%	\$3,024,500	\$1,104,800
Miscellaneous (Gen. Fund)	\$8,600	\$24,800	\$80,900	\$108,723	\$146,114	\$196,366	3.0%	\$4,514,100	\$1,648,800
Special Funds (restricted)	\$280,200	\$809,500	\$2,642,700	\$3,551,568	\$4,773,010	\$6,414,527	3.0%	\$147,463,100	\$53,862,100
Total General Fund	\$1,460,600	\$2,782,500	\$7,468,800	\$9,970,997	\$13,319,188	\$17,801,140		\$420,000,900	\$156,219,000
Water Utility	\$233,200	\$673,700	\$2,199,500	\$2,955,944	\$3,972,542	\$5,338,764	3.0%	\$122,732,400	\$44,829,000
Sewer Utility	\$30,600	\$88,500	\$288,800	\$388,123	\$521,605	\$700,993	3.0%	\$16,115,100	\$5,886,100
Estimated Total Revenues	\$1,724,400	\$3,544,700	\$9,957,100	\$13,315,064	\$17,813,335	\$23,840,897		\$558,848,400	\$206,934,100
General Fund Expenditures									
Police	\$210,400	\$607,800	\$1,984,500	\$2,667,002	\$3,584,228	\$4,816,902	3.0%	\$110,735,100	\$40,446,800
Fire	\$140,700	\$406,500	\$1,327,200	\$1,783,646	\$2,397,071	\$3,221,463	3.0%	\$74,058,100	\$27,050,300
Community Development	\$29,800	\$86,100	\$281,100	\$377,775	\$507,698	\$682,303	3.0%	\$15,685,500	\$5,729,300
Recreation & Community Services	\$28,400	\$86,900	\$273,800	\$367,964	\$494,513	\$664,584	3.0%	\$15,310,100	\$5,601,400
Public Works - City Buildings	\$6,900	\$19,800	\$64,700	\$86,951	\$116,855	\$157,044	3.0%	\$3,610,600	\$1,318,900
Public Works - Street Maintenance	\$49,700	\$143,500	\$468,500	\$629,625	\$846,163	\$1,137,172	3.0%	\$26,142,300	\$9,548,600
Public Works - Waste & Recycling	\$43,500	\$125,800	\$410,700	\$551,946	\$741,770	\$996,877	3.0%	\$22,917,100	\$8,370,600
Public Works - Equipment Maint.	\$28,300	\$81,900	\$267,300	\$359,229	\$482,774	\$648,807	3.0%	\$14,915,200	\$5,447,900
Public Works - Park Maint.	\$40,300	\$116,500	\$380,300	\$511,091	\$686,864	\$923,088	3.0%	\$21,220,900	\$7,751,100
Capital Improvements	\$101,400	\$292,900	\$956,400	\$1,285,322	\$1,727,365	\$2,321,434	3.0%	\$53,367,100	\$19,492,700
Special Programs	\$43,100	\$124,600	\$406,800	\$546,705	\$734,726	\$987,410	3.0%	\$22,699,200	\$8,291,000
Total GF Admin	\$27,500	\$79,800	\$260,000	\$349,418	\$469,589	\$631,088	3.0%	\$14,509,600	\$5,300,200
Total General Fund	\$750,000	\$2,172,100	\$7,081,300	\$9,516,675	\$12,789,615	\$17,188,174		\$395,170,800	\$144,348,800
Public Works - Water Utility	\$184,500	\$533,000	\$1,740,000	\$2,338,415	\$3,142,634	\$4,223,437	3.0%	\$97,092,500	\$35,463,800
Public Works - Sewer Utility	\$24,600	\$71,000	\$231,700	\$311,385	\$418,476	\$562,397	3.0%	\$12,929,200	\$4,722,600
Estimated Total Expenditures	\$959,100	\$2,776,100	\$9,053,000	\$12,166,475	\$16,350,725	\$21,974,007		\$505,192,500	\$184,535,200
Estimated Annual Net Fiscal Impact	\$765,300	\$768,600	\$904,100	\$1,148,589	\$1,462,610	\$1,866,890		\$53,655,900	\$22,398,900
<i>Revenue / Cost Ratio</i>	<i>1.80</i>	<i>1.28</i>	<i>1.10</i>	<i>1.09</i>	<i>1.09</i>	<i>1.08</i>		<i>1.11</i>	<i>1.12</i>

Notes:
 Assumes installation of necessary public infrastructure
 Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
 Values in 2018 dollars
 Select years shown for illustration



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Summary of Estimated Fiscal Impacts to County of Los Angeles

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2023	2028	2038	2048	2058	2068			
County of Los Angeles Revenues									
Property Tax - County General	\$288,200	\$729,400	\$2,146,300	\$2,616,328	\$3,189,289	\$3,887,725	2.0%	\$104,151,000	\$39,527,800
Property Tax - County Library	\$27,200	\$68,800	\$202,500	\$246,846	\$300,904	\$366,801	2.0%	\$9,826,400	\$3,729,300
Property Tax - County Sanitation District No. 21 Operating	\$14,200	\$35,900	\$105,600	\$128,726	\$156,916	\$191,280	2.0%	\$5,124,500	\$1,944,900
Property Tax - County Flood Control Maintenance	\$14,200	\$35,800	\$105,500	\$128,604	\$156,767	\$191,099	2.0%	\$5,119,200	\$1,942,800
Property Tax - County School Services - Bonita	\$6,700	\$16,900	\$49,800	\$60,706	\$74,000	\$90,206	2.0%	\$2,416,800	\$917,300
Property Tax - County Fire	\$6,600	\$16,800	\$49,300	\$60,096	\$73,257	\$89,300	2.0%	\$2,392,400	\$908,000
Property Tax - County Flood Control Improvement District Maint.	\$2,500	\$6,300	\$18,600	\$22,673	\$27,639	\$33,691	2.0%	\$902,800	\$342,700
Property Tax - County School Services	\$1,300	\$3,300	\$9,800	\$11,946	\$14,562	\$17,751	2.0%	\$475,600	\$180,500
Property Tax - County Accum. Capital Outlay	\$100	\$300	\$800	\$975	\$1,189	\$1,449	2.0%	\$39,000	\$14,900
Property Tax - County Contribution to EIFD	(\$144,100)	(\$364,700)	(\$1,073,100)	(\$1,308,103)	(\$1,594,570)	(\$1,943,772)	2.0%	(\$52,073,300)	(\$19,763,100)
Property Tax in Lieu of MVLF to County	\$98,800	\$250,100	\$735,900	\$897,058	\$1,093,509	\$1,332,981	2.0%	\$35,710,300	\$13,552,900
Property Transfer Tax to County	\$2,600	\$6,600	\$19,400	\$23,648	\$28,827	\$35,140	2.0%	\$941,100	\$357,100
Sales Tax (County Transportation) - Direct / On-Site	\$117,400	\$238,100	\$1,051,500	\$1,413,128	\$1,899,126	\$2,552,266	3.0%	\$58,134,000	\$21,061,200
Sales Tax (County Transportation) - Indirect / Off-Site	\$41,500	\$121,100	\$381,000	\$512,032	\$688,128	\$924,787	3.0%	\$21,311,200	\$7,800,000
Estimated County Revenues	\$477,200	\$1,164,700	\$3,802,900	\$4,814,665	\$6,109,544	\$7,770,705		\$194,471,000	\$72,516,300
County of Los Angeles Expenditures									
Public Protection [1]	\$160,900	\$407,100	\$1,197,900	\$1,609,877	\$2,163,541	\$2,907,618	3.0%	\$67,261,300	\$24,713,400
General Government [2]	\$28,300	\$71,500	\$210,400	\$282,760	\$380,006	\$510,696	3.0%	\$11,813,700	\$4,340,600
Health and Sanitation	\$5,400	\$13,600	\$40,100	\$53,891	\$72,425	\$97,333	3.0%	\$2,251,300	\$827,100
Public Assistance	\$2,600	\$6,600	\$19,500	\$26,206	\$35,219	\$47,332	3.0%	\$1,095,100	\$402,400
Recreational and Cultural	\$700	\$1,900	\$5,500	\$7,392	\$9,934	\$13,350	3.0%	\$309,300	\$113,800
Estimated County Expenditures	\$197,900	\$500,700	\$1,473,400	\$1,980,126	\$2,661,124	\$3,576,329		\$82,730,700	\$30,397,300
Estimated County Net Fiscal Impact	\$279,300	\$664,000	\$2,329,500	\$2,834,538	\$3,448,420	\$4,194,376		\$111,740,300	\$42,119,000

Notes:

[1] Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

[2] General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies

County contribution will terminate at the earlier of Year 50 or the completed funding of the approved IFP infrastructure project list.

Assumes installation of necessary public infrastructure

Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.

Values in 2018 dollars

Select years shown for illustration



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Summary of Estimated Fiscal Revenues to Other Taxing Entities

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2023	2028	2038	2048	2058	2068			
Revenues to other Taxing Entities (Property Tax)									
Bonita Unified School District	\$160,900	\$407,100	\$1,197,900	\$1,460,233	\$1,780,016	\$2,169,830	2.0%	\$58,129,400	\$22,061,600
Mt. San Antonio Community College	\$28,300	\$71,500	\$210,400	\$256,476	\$312,643	\$381,110	2.0%	\$10,209,700	\$3,874,800
Three Valley Metropolitan Water District	\$5,400	\$13,600	\$40,100	\$48,882	\$59,586	\$72,636	2.0%	\$1,945,600	\$738,300
Children's Intitutional Tuition Fund	\$2,600	\$6,600	\$19,500	\$23,770	\$28,976	\$35,322	2.0%	\$946,400	\$359,200
Development Center Hdcpd. Minor - Bonita	\$700	\$1,900	\$5,500	\$6,704	\$8,173	\$9,962	2.0%	\$267,400	\$101,600
Mt. San Antonio Children's Center	\$300	\$700	\$2,000	\$2,438	\$2,972	\$3,623	2.0%	\$97,200	\$36,900
Estimated Revenues to County and other Taxing Entities	\$198,200	\$501,400	\$1,475,400	\$1,798,504	\$2,192,367	\$2,672,483		\$71,595,700	\$27,172,400

Notes:

Assumes installation of necessary public infrastructure
 Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
 Values in 2018 dollars
 Select years shown for illustration



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Project Description

Project Component	Year 5	Year 10	Year 20
	2023	2028	2038
Retail - SF	15,000 SF	30,000 SF	110,000 SF
Business Park - SF	0 SF	0 SF	150,000 SF
Hotel - SF	105,000 SF	105,000 SF	105,000 SF
Apartments - SF	106,250 SF	297,500 SF	637,500 SF
Condominiums - SF	165,000 SF	412,500 SF	1,045,000 SF
Total Building SF	391,250 SF	845,000 SF	2,047,500 SF
Hotel - Rooms	150 rooms	150 rooms	150 rooms
Apartments	125 DU	350 DU	750 DU
Condominiums	150 DU	375 DU	950 DU
Total Residential - Units	275 DU	725 DU	1,700 DU
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>
Estimated A/V - Retail	\$250 PSF	\$4,140,303	\$9,142,458
Estimated A/V - Business Park	\$100 PSF	\$0	\$0
Estimated A/V - Hotel	\$100K Per Room	\$16,561,212	\$18,284,916
Estimated A/V - Apartments	\$175K Per Unit	\$24,151,768	\$74,663,408
Estimated A/V - Condominiums	\$300K Per Unit	\$49,683,636	\$137,136,872
Total Estimated Assessed Value	\$94,536,919	\$239,227,655	\$703,967,579

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).

Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers

Select years shown for illustration

Values in 2018 dollars



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Project Employment and Occupants

Project Component		Year 5	Year 10	Year 20
		2023	2028	2038
Retail - SF		15,000 SF	30,000 SF	110,000 SF
Business Park - SF		0 SF	0 SF	150,000 SF
Hotel - Rooms		150 rooms	150 rooms	150 rooms
Apartments - Units		125 DU	350 DU	750 DU
Condominiums - Units		150 DU	375 DU	950 DU
Estimated # Employees (FTE)				
Retail	350 SF / emp	43	86	314
Business Park	500 SF / emp	0	0	300
Hotel	1.5 room / emp	100	100	100
Apartments (Management)	50 DU / emp	3	7	15
Condos (Management)	50 DU / emp	3	8	19
Total Estimated # Employees (FTE)		148	200	748
Occupied Dwelling Units				
Residents	95%	261 DU	689 DU	1,615 DU
	2.25 per DU	588	1,550	3,634
Employees Weighted at 50%	50%	74	100	374
Total Service Population (Residents + Empl.)		662	1,650	4,008
Occupied Hotel Rooms				
Hotel Guests	70%	105 rooms	105 rooms	105 rooms
	1.5 per room	158	158	158

Notes:

Average household size reflects City average household size and mix of single family and multifamily units
 Select years shown for illustration
 Values in 2018 dollars



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Property Tax

		Year 5 2023	Year 10 2028	Year 20 2038
Estimated Assessed Value		\$94,536,919	\$239,227,655	\$703,967,579
Total Secured Property Tax General Levy	1.00%	\$945,369	\$2,392,277	\$7,039,676
Estimated Unsecured Property Tax as % of Secured	3.00%	\$28,361	\$71,768	\$211,190
Total Estimated Secured + Unsecured Property Tax		\$973,730	\$2,464,045	\$7,250,866
Distributions to Taxing Entities				
City of La Verne	18.47%	\$179,800	\$455,100	\$1,339,200
City Contribution to EIFD	(18.47%)	(\$179,800)	(\$455,100)	(\$1,339,200)
Net Property Tax to City		\$0	\$0	\$0
Los Angeles County General	29.60%	\$288,200	\$729,400	\$2,146,300
Los Angeles County Library	2.79%	\$27,200	\$68,800	\$202,500
Los Angeles County Sanitation District No. 21 Operating	1.46%	\$14,200	\$35,900	\$105,600
Los Angeles County Flood Control Maintenance	1.45%	\$14,200	\$35,800	\$105,500
Los Angeles County School Services - Bonita	0.69%	\$6,700	\$16,900	\$49,800
Los Angeles County Fire	0.68%	\$6,600	\$16,800	\$49,300
Los Angeles County Flood Control Improvement District Maintenance	0.26%	\$2,500	\$6,300	\$18,600
Los Angeles County School Services	0.14%	\$1,300	\$3,300	\$9,800
Los Angeles County Accum. Capital Outlay	0.01%	\$100	\$300	\$800
County Contribution to EIFD	(14.80%)	(\$144,100)	(\$364,700)	(\$1,073,100)
Net Los Angeles County Distributions	22.27%	\$216,900	\$548,800	\$1,615,100
Bonita Unified School District	16.52%	\$160,900	\$407,100	\$1,197,900
Mt. San Antonio Community College	2.90%	\$28,300	\$71,500	\$210,400
Three Valley Metropolitan Water District	0.55%	\$5,400	\$13,600	\$40,100
Children's Intitutional Tuition Fund	0.27%	\$2,600	\$6,600	\$19,500
Development Center Hdcpd. Minor - Bonita	0.08%	\$700	\$1,900	\$5,500
Mt. San Antonio Children's Center	0.03%	\$300	\$700	\$2,000
Educational Revenue Augmentation Fund	0.00%	\$0	\$0	\$0
Educational Revenue Augmentation Fund Impound	0.00%	\$0	\$0	\$0

Notes:

County contribution will terminate at the earlier of Year 50 or the completed funding of the approved IFP infrastructure project list.

General levy distributions represent primary tax rate area (TRA) 05141

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2018 dollars

Source: Los Angeles County Auditor-Controller (2018)



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Property Tax In-Lieu of Motor Vehicle License Fees (MVLf)

Total AV within CITY (FY 2016-17)		\$4,106,934,467			
Current Property Tax In-Lieu of MVLf (2016-2017)		\$2,990,000			
Prop Tax In-Lieu of MVLf per \$1,000 of AV		\$0.73			
			<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>
			2019	2023	2028
Estimated Project Assessed Value		\$0	\$94,536,919	\$239,227,655	\$703,967,579
Incremental Property Tax In-Lieu of MVLf to City		\$0	\$68,800	\$174,200	\$512,500
Total AV within COUNTY (FY 2016-17)		\$1,344,647,265,846			
Current Property Tax In-Lieu of MVLf (2016-2017)		\$1,405,663,000			
Prop Tax In-Lieu of MVLf per \$1,000 of AV		\$1.05			
			<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>
			2019	2023	2028
Estimated Project Assessed Value		\$0	\$94,536,919	\$239,227,655	\$703,967,579
Incremental Property Tax In-Lieu of MVLf to County		\$0	\$98,800	\$250,100	\$735,900

Notes:

Select years shown for illustration

Values in 2018 dollars

Source: Los Angeles County Auditor-Controller (2018)



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Property Transfer Tax

		Year 5 2023	Year 10 2028	Year 20 2038
Estimated Assessed Value		\$94,536,919	\$239,227,655	\$703,967,579
Estimated Property Turnover Rate		5.0%	5.0%	5.0%
Estimated Value of Property Transferred		\$4,726,846	\$11,961,383	\$35,198,379
Total Transfer Tax	\$1.10 per \$1,000	\$5,200	\$13,200	\$38,700
Transfer Tax to City	\$0.55 per \$1,000	\$2,600	\$6,600	\$19,400
Transfer Tax to County	\$0.55 per \$1,000	\$2,600	\$6,600	\$19,400

Notes:

Select years shown for illustration

Values in 2018 dollars

Source: Los Angeles County Auditor-Controller (2018)



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Sales Tax - Direct / On-Site

Project Component		Year 5	Year 10	Year 20
		2023	2028	2038
Retail SF		15,000 SF	30,000 SF	110,000 SF
Hotel Retail / Restaurant		5,000 SF	5,000 SF	5,000 SF
Total Sales-Generating SF		20,000 SF	35,000 SF	115,000 SF
Estimated Taxable Sales	\$300 PSF	\$6,955,644	\$14,111,122	\$62,310,838
Sales Tax to City	1.00%	\$69,556	\$141,111	\$623,108
Use Tax as % of Sales Tax	13.19%	\$9,173	\$18,609	\$82,172
Sales and Use Tax to City - Direct		\$78,700	\$159,700	\$705,300
Sales Tax to County (Transportation)	2.25%	\$156,502	\$317,500	\$1,401,994
Net of Sales Transfer within County	(25%)	(\$39,126)	(\$79,375)	(\$350,498)
Sales Tax to County (Transportation)		\$117,400	\$238,100	\$1,051,500

Notes:

County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
 Taxable sales PSF factor escalated 3% annually
 Select years shown for illustration.
 Values in 2018 dollars.



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Sales Tax - Indirect / Off-Site

		Year 5 2023	Year 10 2028	Year 20 2038
Estimated # Employees		148	200	748
Estimated Annual Taxable Retail Spending / Empl.		\$5,601	\$6,494	\$8,727
Estimated Employee Taxable Retail Spending		\$831,014	\$1,300,113	\$6,530,189
Estimated Capture within City	10.0%	\$83,101	\$130,011	\$653,019
Estimated # Occupied Dwelling Units		261 DU	689 DU	1,615 DU
Estimated Annual Taxable Retail Spending / HH		\$32,094	\$37,206	\$50,002
Estimated Resident Taxable Retail Spending		\$8,384,666	\$25,625,788	\$80,753,321
Estimated Capture within City	30.0%	\$2,515,400	\$7,687,736	\$24,225,996
Estimated # Occupied Hotel Rooms		105 rooms	105 rooms	105 rooms
Estimated Annual Taxable Retail Spending / Room		\$12,694	\$14,716	\$19,777
Estimated Resident Taxable Retail Spending		\$1,332,875	\$1,545,168	\$2,076,576
Estimated Capture within City	10.0%	\$133,288	\$154,517	\$207,658
Total Estimated Indirect Taxable Sales		\$2,731,789	\$7,972,264	\$25,086,673
Less Estimated Capture On-Site	(10.0%)	(\$273,179)	(\$797,226)	(\$2,508,667)
Net Indirect Taxable Sales		\$2,458,610	\$7,175,038	\$22,578,006
Sales Tax to City	1.00%	\$24,586	\$71,750	\$225,780
Use Tax as % of Sales Tax	13.19%	\$3,242	\$9,462	\$29,775
Sales and Use Tax to City - Indirect		\$27,800	\$81,200	\$255,600
Sales Tax to County (Transportation)	2.25%	\$55,319	\$161,438	\$508,005
Net of Sales Transfer within County	(25%)	(\$13,830)	(\$40,360)	(\$127,001)
Sales Tax to County (Transportation)		\$41,500	\$121,100	\$381,000

Notes:

County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).

Household spending based on average household income within City.

Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2018 dollars.



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Use Tax as Percentage of Sales Tax Calculation

	Calendar Year
City of La Verne	2015
County Pool	\$498,729
State Pool	\$3,311
Use Tax Total	\$502,040
Point-of-Sale	\$3,806,943
Use Tax as % of Sales Tax	13.19%

Source: HdL Companies (2017)



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City of La Verne - EIFD IFP Fiscal Impact Analysis

Transient Occupancy Tax ("TOT")

	<i>Year 5</i> 2023	<i>Year 10</i> 2028	<i>Year 20</i> 2038
Estimated # Hotel Rooms	150 rooms	150 rooms	150 rooms
Average Daily Room Rate (ADR)	\$203	\$235	\$316
Average Occupancy Rate	70%	70%	70%
Annual Hotel Room Receipts	\$7,775,106	\$9,013,479	\$12,113,362
TOT to City	10.0%	\$777,500	\$1,211,300

Notes:
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2018 dollars.



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City of La Verne - EIFD IFP Fiscal Impact Analysis

City Service Population

City Population	32,567
City Employee Population	14,472
Employee Weighting for Service Population	0.5
Weighted # Employees	7,236
Total City Service Population	39,803

Source: ESRI (2018)



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City of La Verne - EIFD IFP Fiscal Impact Analysis

City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
						2023	2028	2038
Revenues								
Utility User Tax	\$3,150,000	Service Population	39,803	\$79.14	3.0%	\$91.74	\$106.36	\$142.94
Franchise Tax	\$650,000	Service Population	39,803	\$16.33	3.0%	\$18.93	\$21.95	\$29.49
Fines, Licenses & Permits	\$1,621,500	Service Population	39,803	\$40.74	3.0%	\$47.23	\$54.75	\$73.58
Current Service Charges	\$5,503,700	Service Population	39,803	\$138.27	3.0%	\$160.30	\$185.83	\$249.74
Use of Money and Property	\$298,250	Service Population	39,803	\$7.49	3.0%	\$8.69	\$10.07	\$13.53
Miscellaneous (Gen. Fund)	\$444,800	Service Population	39,803	\$11.18	3.0%	\$12.95	\$15.02	\$20.18
Special Funds (restricted)	\$14,531,375	Service Population	39,803	\$365.08	3.0%	\$423.23	\$490.64	\$659.38
Total General Fund	\$26,199,625							
Water Utility	\$12,094,300	Service Population	39,803	\$303.85	3.0%	\$352.25	\$408.35	\$548.79
Sewer Utility	\$1,588,000	Service Population	39,803	\$39.90	3.0%	\$46.25	\$53.62	\$72.06
Total Selected Revenues	\$39,881,925							
Expenditures								
Police	\$12,124,259	Service Population	39,803	\$274.15	3.0%	\$317.81	\$368.43	\$495.14
Fire	\$8,108,938	Service Population	39,803	\$183.35	3.0%	\$212.56	\$246.41	\$331.16
Community Development	\$1,717,475	Service Population	39,803	\$38.83	3.0%	\$45.02	\$52.19	\$70.14
Recreation & Community Services	\$1,509,507	Per Resident	32,567	\$41.72	3.0%	\$48.36	\$56.06	\$75.34
Public Works - City Buildings	\$395,475	Service Population	39,803	\$8.94	3.0%	\$10.37	\$12.02	\$16.15
Public Works - Street Maintenance	\$2,575,840	Service Population	39,803	\$64.71	3.0%	\$75.02	\$86.97	\$116.88
Public Works - Waste & Recycling	\$2,258,155	Service Population	39,803	\$56.73	3.0%	\$65.77	\$76.24	\$102.47
Public Works - Equipment Maint.	\$1,632,869	Service Population	39,803	\$36.92	3.0%	\$42.80	\$49.62	\$66.68
Public Works - Park Maint.	\$2,091,056	Service Population	39,803	\$52.54	3.0%	\$60.90	\$70.60	\$94.88
Capital Improvements	\$5,258,750	Service Population	39,803	\$132.12	3.0%	\$153.16	\$177.56	\$238.62
Special Programs	\$2,236,681	Service Population	39,803	\$56.19	3.0%	\$65.14	\$75.52	\$101.49
Total GF Non-Admin	\$39,909,005							
General Administration	\$536,911	% Non-Admin. Costs	N/A	N/A	N/A	N/A	N/A	N/A
City Clerk Department	\$293,984	% Non-Admin. Costs	N/A	N/A	N/A	N/A	N/A	N/A
City Manager Department	\$1,586,852	% Non-Admin. Costs	N/A	N/A	N/A	N/A	N/A	N/A
Total GF Admin	\$2,417,747	% Non-Admin. Costs	\$50,750,957	4.8%	N/A	4.8%	4.8%	4.8%
Total General Fund	\$42,326,752							
Public Works - Water Utility	\$9,567,801	Service Population	39,803	\$240.38	3.0%	\$278.67	\$323.05	\$434.15
Public Works - Sewer Utility	\$1,274,151	Service Population	39,803	\$32.01	3.0%	\$37.11	\$43.02	\$57.82
Total Selected Expenditures	\$53,168,704							

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2018 dollars.

Source: City of La Verne 2016-2017 Adopted Budget



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City of La Verne - EIFD IFP Fiscal Impact Analysis

City Multiplier Revenues and Expenditures

	Year 5 2023	Year 10 2028	Year 20 2038
Estimated # Residents	588	1,550	3,634
Estimated # Employees	148	200	748
Total Project Service Population	662	1,650	4,008
Budget Category	2023	2028	2038
<i>Revenues</i>			
Utility User Tax	\$60,700	\$175,500	\$572,900
Franchise Tax	\$12,500	\$36,200	\$118,200
Fines, Licenses & Permits	\$31,300	\$90,300	\$294,900
Current Service Charges	\$106,100	\$306,600	\$1,000,900
Use of Money and Property	\$5,800	\$16,600	\$54,200
Miscellaneous (Gen. Fund)	\$8,600	\$24,800	\$80,900
Special Funds (restricted)	\$280,200	\$809,500	\$2,642,700
Total General Fund	\$505,200	\$1,459,500	\$4,764,700
Water Utility	\$233,200	\$673,700	\$2,199,500
Sewer Utility	\$30,600	\$88,500	\$288,800
Total Multiplier Revenues	\$769,000	\$2,221,700	\$7,253,000
<i>Expenditures</i>			
Police	\$210,400	\$607,800	\$1,984,500
Fire	\$140,700	\$406,500	\$1,327,200
Community Development	\$29,800	\$86,100	\$281,100
Recreation & Community Services	\$28,400	\$86,900	\$273,800
Public Works - City Buildings	\$6,900	\$19,800	\$64,700
Public Works - Street Maintenance	\$49,700	\$143,500	\$468,500
Public Works - Waste & Recycling	\$43,500	\$125,800	\$410,700
Public Works - Equipment Maint.	\$28,300	\$81,900	\$267,300
Public Works - Park Maint.	\$40,300	\$116,500	\$380,300
Capital Improvements	\$101,400	\$292,900	\$956,400
Special Programs	\$43,100	\$124,600	\$406,800
Total GF Admin	\$27,500	\$79,800	\$260,000
Total General Fund	\$750,000	\$2,172,100	\$7,081,300
Public Works - Water Utility	\$184,500	\$533,000	\$1,740,000
Public Works - Sewer Utility	\$24,600	\$71,000	\$231,700
Total Multiplier Expenditures	\$959,100	\$2,776,100	\$9,053,000

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2018 dollars.

Source: City of La Verne 2016-2017 Adopted Budget



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City of La Verne - EIFD IFP Fiscal Impact Analysis

County Service Population

County Population	10,241,278
County Employee Population	4,435,700
Employee Weighting for Service Population	0.5
Weighted # Employees	2,217,850
Total County Service Population	12,459,128

Source: CA Department of Finance, CA Employment Development Department (2018)



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City of La Verne - EIFD IFP Fiscal Impact Analysis

County Multiplier Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
							2023	2028	2038
<i>Select General Fund Revenues</i>									
Other Court Fines	\$ 105,681,000	Service Population	12,459,128	0%	\$8.48	3.0%	\$9.83	\$11.40	\$15.32
Penalties, Interest & Costs on Delinquent Taxes	\$ 58,434,000	Service Population	12,459,128	0%	\$4.69	3.0%	\$5.44	\$6.30	\$8.47
Total General Fund	\$ 164,115,000								
<i>Primary Expenditures - Net County Cost</i>									
Public Protection [1]	\$ 2,902,338,000	Service Population	12,459,128	25%	\$174.71	3.0%	\$202.54	\$234.80	\$315.55
Health and Sanitation	\$1,297,000,000	Resident Population	10,241,278	0%	\$126.64	3.0%	\$146.82	\$170.20	\$228.73
Public Assistance	\$1,217,000,000	Resident Population	10,241,278	50%	\$59.42	3.0%	\$68.88	\$79.85	\$107.31
General Government [2]	\$987,400,000	Service Population	12,459,128	25%	\$59.44	3.0%	\$68.91	\$79.88	\$107.35
Recreational and Cultural	\$249,000,000	Resident Population	10,241,278	0%	\$24.31	3.0%	\$28.19	\$32.68	\$43.91
Other	\$87,000,000	N/A							
Total Net County Cost	\$6,739,738,000								

Notes:

[1] Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

[2] General government costs exclude non-recurring Capital Projects, Extraordinary Maintenance, and Appropriations for Contingencies

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2018 dollars.

Source: County of Los Angeles 2018-2019 Recommended Budget



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County Multiplier Revenues and Expenditures

	<i>Year 5</i> 2023	<i>Year 10</i> 2028	<i>Year 20</i> 2038
Estimated # Residents	588	1,550	3,634
Estimated # Employees	148	200	748
Total Project Service Population	662	1,650	4,008
Budget Category	2023	2028	2038
<i>Select General Fund Revenues</i>			
Other Court Fines	\$6,500	\$18,800	\$61,400
Penalties, Interest & Costs on Delinquent Taxes	\$3,600	\$10,400	\$33,900
Total Select GF Revenues	\$10,100	\$29,200	\$95,300
<i>Primary Expenditures - Net County Cost</i>			
Public Protection [1]	\$134,100	\$387,400	\$1,264,700
General Government [2]	\$86,300	\$263,800	\$831,200
Health and Sanitation	\$40,500	\$123,700	\$389,900
Public Assistance	\$45,600	\$131,800	\$430,300
Recreational and Cultural	\$16,600	\$50,600	\$159,600
Total Primary Expenditures	\$323,100	\$957,300	\$3,075,700

Notes:

[1] Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

[2] General government costs exclude non-recurring Capital Projects, Extraordinating Maintenance, and Appropriations for Contingencies

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2018 dollars.

Source: County of Los Angeles 2018-2019 Recommended Budget