

APPENDIX A
 FISCAL IMPACT ANALYSIS
 Buildout and Absorption Schedule
Lawson Hills Fiscal Impact Analysis
 March 18, 2009

| | | Calendar Year | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--------------------------------------|---------------|----------------|------|------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|
| Finished Lot | Finished Unit | Model Year No. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| \$35,000 | \$150,000 | Apartments | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$30,000 | \$150,000 | Stacked Flats | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$95,000 | \$237,500 | Townhomes | - | - | - | - | - | - | - | - | 92 | 184 | 277 | 297 | 297 | 297 | 297 | 297 | 297 |
| \$133,000 | \$332,500 | Duets | - | - | - | - | - | - | - | - | 15 | 30 | 46 | 73 | 73 | 73 | 73 | 73 | 73 |
| \$133,000 | \$332,500 | Duet Alley | - | - | - | - | - | - | - | - | - | - | - | - | 6 | 12 | 26 | 40 | 40 |
| \$119,700 | \$299,250 | 35x90 alley | - | - | - | - | - | - | - | - | - | - | - | - | 7 | 14 | 50 | 87 | 87 |
| \$129,200 | \$323,000 | 40x85 alley | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$136,800 | \$342,000 | 40x90 alley | - | - | - | - | - | - | - | - | - | - | - | - | 20 | 41 | 54 | 68 | 68 |
| \$136,800 | \$342,000 | 45x80 alley | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$136,800 | \$342,000 | 40x90 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$152,000 | \$380,000 | 40x100 | - | - | - | - | - | - | - | - | - | - | - | 33 | 67 | 102 | 136 | 170 | 170 |
| \$145,350 | \$363,375 | 45x85 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$171,000 | \$427,500 | 45x100 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$171,000 | \$427,500 | 50x90 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$190,000 | \$475,000 | 50x100 | - | - | - | - | - | - | - | - | 24 | 49 | 74 | 120 | 187 | 254 | 297 | 340 | 340 |
| \$209,000 | \$522,500 | 55x100 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$228,000 | \$570,000 | 60x100 | - | - | - | - | - | - | - | - | 6 | 12 | 18 | 58 | 63 | 69 | 94 | 119 | 119 |
| \$266,000 | \$665,000 | 70x100 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$304,000 | \$760,000 | 80x100 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| \$136,800 | \$342,000 | Cluster | - | - | - | - | - | - | - | - | - | - | - | - | 19 | 39 | 47 | 56 | 56 |
| \$207,500 | \$518,750 | Carriage | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Annual Total Units | | | - | - | - | - | - | - | - | - | 137 | 275 | 415 | 581 | 739 | 901 | 1,074 | 1,250 | 1,250 |
| Annual Total Residential Acreage | | | - | - | - | - | - | - | 21.71 | 43.41 | 65.12 | 117.66 | 173.90 | 230.14 | 276.85 | 323.57 | 323.57 | 323.57 | 323.57 |
| Annual Total Non-Residential Acreage | | | - | 8.87 | 17.75 | 26.62 | 30.42 | 34.22 | 38.03 | 41.83 | 45.63 | 49.43 | 53.24 | 53.24 | 53.24 | 53.24 | 53.24 | 53.24 | 53.24 |

**APPENDIX B
FISCAL IMPACT ANALYSIS
GENERAL FUND (FUND 001)
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Ref. Table | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | |
|--------------------------------------------------|------|-------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Beginning Balance | \$ - | \$ 44,182 | \$ 157,898 | \$ 357,886 | \$ 635,606 | \$ 951,054 | \$ 1,305,950 | \$ 1,732,139 | \$ 2,232,456 | \$ 2,727,056 | \$ 3,310,862 | \$ 3,917,626 | \$ 4,519,427 | \$ 5,113,963 | \$ 5,693,347 | \$ 6,174,566 | \$ 6,544,664 | |
| Annual General Fund Revenues | | | | | | | | | | | | | | | | | | |
| | | (PS Lidift) | | | | | | (PS Lidift) | | | | | | | (Buildout) | | (PS Lidift) | |
| Taxes | | | | | | | | | | | | | | | | | | |
| Property Tax - Normal Levy | 2 | \$ 25,150 | \$ 33,752 | \$ 42,515 | \$ 50,219 | \$ 53,358 | \$ 56,367 | \$ 73,960 | \$ 91,949 | \$ 135,415 | \$ 204,298 | \$ 261,113 | \$ 335,760 | \$ 410,628 | \$ 488,902 | \$ 541,981 | \$ 596,930 | \$ 601,584 |
| Property Tax - Public Safety Levy | 2 | 19,032 | 25,542 | 45,101 | 53,274 | 56,604 | 59,796 | 78,459 | 97,543 | 143,653 | 262,882 | 335,989 | 432,042 | 528,379 | 629,099 | 697,398 | 768,104 | 1,001,913 |
| Property Tax - Personal Property | 2 | - | - | - | - | - | - | - | - | 1,031 | 2,512 | 3,837 | 5,443 | 7,013 | 8,657 | 10,439 | 12,290 | 14,468 |
| Sales Tax - Indirect Residential | 3 | - | - | - | - | - | - | - | - | 24,917 | 55,719 | 89,400 | 129,233 | 169,738 | 213,621 | 262,919 | 315,923 | 326,159 |
| Sales Tax - Indirect Employee | 3 | - | 3,903 | 8,060 | 12,481 | 14,737 | 17,049 | 19,575 | 22,246 | 25,070 | 28,054 | 31,205 | 32,216 | 33,260 | 34,337 | 35,450 | 36,598 | 37,784 |
| Sales Tax - Direct Retail/Business | 3 | - | 73,175 | 151,093 | 233,982 | 276,072 | 320,644 | 367,814 | 417,705 | 470,442 | 526,158 | 584,991 | 603,944 | 623,512 | 643,714 | 664,570 | 686,102 | 708,332 |
| TV Cable Tax | 4 | - | 134 | 276 | 427 | 504 | 585 | 671 | 763 | 1,807 | 2,929 | 4,133 | 5,534 | 6,958 | 8,500 | 10,228 | 12,085 | 12,476 |
| Utility Taxes | 4 | - | 6,071 | 12,534 | 19,355 | 22,861 | 26,515 | 30,443 | 34,598 | 81,970 | 132,849 | 187,496 | 251,016 | 315,631 | 385,551 | 463,947 | 548,164 | 565,925 |
| Solid Waste Tax | 4 | - | 418 | 864 | 1,333 | 1,575 | 1,827 | 2,097 | 2,384 | 5,647 | 9,152 | 12,917 | 17,293 | 21,745 | 26,562 | 31,963 | 37,765 | 38,988 |
| Telephone Tax | 4 | - | 1,952 | 4,030 | 6,223 | 7,350 | 8,525 | 9,787 | 11,123 | 26,353 | 42,711 | 60,280 | 80,701 | 101,475 | 123,954 | 149,159 | 176,234 | 181,944 |
| Electrical Tax | 4 | - | 2,928 | 6,045 | 9,334 | 11,025 | 12,787 | 14,681 | 16,685 | 39,530 | 64,066 | 90,420 | 121,052 | 152,213 | 185,931 | 223,738 | 264,352 | 272,916 |
| Water Utility Tax | 4 | - | 304 | 628 | 969 | 1,144 | 1,327 | 1,524 | 1,732 | 4,104 | 6,651 | 9,386 | 12,566 | 15,801 | 19,301 | 23,226 | 27,442 | 28,331 |
| Wastewater Utility Tax | 4 | - | 469 | 969 | 1,496 | 1,767 | 2,050 | 2,353 | 2,674 | 6,336 | 10,269 | 14,493 | 19,403 | 24,398 | 29,802 | 35,862 | 42,372 | 43,745 |
| Pull Tabs/Punch Boards | 4 | - | 50 | 104 | 160 | 189 | 219 | 252 | 286 | 678 | 1,098 | 1,550 | 2,075 | 2,609 | 3,187 | 3,836 | 4,532 | 4,679 |
| Licenses and Permits | 4 | - | 2,007 | 4,144 | 6,398 | 7,557 | 8,765 | 10,064 | 11,437 | 27,097 | 43,916 | 61,981 | 82,978 | 104,338 | 127,452 | 153,367 | 181,207 | 187,078 |
| Intergovernmental | 4 | - | 6,149 | 12,696 | 19,604 | 23,155 | 26,856 | 30,835 | 35,043 | 83,024 | 134,557 | 189,906 | 254,243 | 319,689 | 390,507 | 469,912 | 555,211 | 573,200 |
| Charges for Services | 4 | - | 1,429 | 2,950 | 4,555 | 5,380 | 6,240 | 7,164 | 8,142 | 19,290 | 31,263 | 44,123 | 59,071 | 74,277 | 90,731 | 109,180 | 128,999 | 133,178 |
| Fines and Forfeits | 4 | - | 2,343 | 4,839 | 7,472 | 8,825 | 10,236 | 11,752 | 13,356 | 31,643 | 51,283 | 72,379 | 96,899 | 121,843 | 148,834 | 179,097 | 211,607 | 218,463 |
| Miscellaneous Revenues | 4 | - | 1,047 | 2,162 | 3,338 | 3,943 | 4,573 | 5,250 | 5,967 | 14,137 | 22,911 | 32,336 | 43,291 | 54,434 | 66,493 | 80,013 | 94,537 | 97,600 |
| Total General Fund Revenues | | \$ 44,182 | \$ 155,551 | \$ 286,368 | \$ 411,105 | \$ 472,997 | \$ 537,626 | \$ 635,988 | \$ 738,748 | \$ 1,059,496 | \$ 1,499,331 | \$ 1,898,889 | \$ 2,331,671 | \$ 2,769,700 | \$ 3,236,396 | \$ 3,678,500 | \$ 4,147,757 | \$ 4,478,160 |
| Annual General Fund Costs | | | | | | | | | | | | | | | | | | |
| Legislative | 5 | \$ - | \$ 165 | \$ 341 | \$ 527 | \$ 622 | \$ 722 | \$ 829 | \$ 942 | \$ 2,232 | \$ 3,617 | \$ 5,104 | \$ 6,834 | \$ 8,593 | \$ 10,496 | \$ 12,631 | \$ 14,923 | \$ 15,407 |
| Judicial | 5 | - | 3,171 | 6,548 | 10,111 | 11,943 | 13,851 | 15,903 | 18,074 | 42,821 | 69,400 | 97,947 | 131,129 | 164,884 | 201,410 | 242,364 | 286,358 | 295,636 |
| Executive | 5 | - | 190 | 392 | 605 | 714 | 829 | 951 | 1,081 | 2,562 | 4,152 | 5,860 | 7,945 | 9,864 | 12,049 | 14,499 | 17,131 | 17,686 |
| Administration | 5 | - | 4,086 | 8,437 | 13,028 | 15,388 | 17,847 | 20,491 | 23,288 | 55,174 | 89,421 | 126,204 | 168,959 | 212,452 | 259,515 | 312,284 | 368,971 | 380,925 |
| Economic Development | 5 | - | 1,836 | 3,791 | 5,854 | 6,915 | 8,020 | 9,208 | 10,465 | 24,794 | 40,184 | 56,713 | 75,926 | 95,471 | 116,620 | 140,333 | 165,806 | 171,178 |
| City Clerk | 5 | - | 1,058 | 2,184 | 3,372 | 3,983 | 4,619 | 5,304 | 6,028 | 14,281 | 23,144 | 32,665 | 43,731 | 54,988 | 67,169 | 80,827 | 95,499 | 98,593 |
| Finance | 5 | - | 3,077 | 6,353 | 9,810 | 11,587 | 13,439 | 15,429 | 17,535 | 41,545 | 67,331 | 95,028 | 127,222 | 159,702 | 195,408 | 235,141 | 277,825 | 286,826 |
| Legal | 5 | - | 1,561 | 3,224 | 4,978 | 5,880 | 6,820 | 7,830 | 8,899 | 21,083 | 34,169 | 48,224 | 64,561 | 81,180 | 99,163 | 119,327 | 140,987 | 145,555 |
| Employee Benefit Program | 5 | - | 42 | 86 | 133 | 157 | 183 | 210 | 238 | 565 | 915 | 1,292 | 1,729 | 2,174 | 2,656 | 3,196 | 3,776 | 3,899 |
| Central Services | 5 | - | 718 | 1,483 | 2,290 | 2,705 | 3,138 | 3,602 | 4,094 | 9,700 | 15,721 | 22,187 | 29,704 | 37,350 | 45,624 | 54,901 | 64,867 | 66,969 |
| Information Tech. Central Services | 5 | - | 1,287 | 2,657 | 4,103 | 4,846 | 5,621 | 6,453 | 7,334 | 17,376 | 28,162 | 39,746 | 53,211 | 66,908 | 81,730 | 98,349 | 116,201 | 119,966 |
| Total Other Gov't Services | 5 | - | 597 | 1,233 | 1,903 | 2,248 | 2,607 | 2,994 | 3,402 | 8,060 | 13,063 | 18,437 | 24,683 | 31,037 | 37,912 | 45,621 | 53,903 | 55,649 |
| Law Enforcement | 5 | - | 11,102 | 22,923 | 35,397 | 41,809 | 48,492 | 55,675 | 63,273 | 149,909 | 242,957 | 342,897 | 459,063 | 577,232 | 705,103 | 848,476 | 1,002,493 | 1,034,974 |
| Physical Environment | 5 | - | 551 | 1,137 | 1,756 | 2,074 | 2,405 | 2,761 | 3,138 | 7,435 | 12,051 | 17,008 | 22,769 | 28,630 | 34,973 | 42,084 | 49,723 | 51,334 |
| Stewardship Department | 5 | - | 1,755 | 3,623 | 5,595 | 6,608 | 7,664 | 8,800 | 10,000 | 23,693 | 38,399 | 54,195 | 72,555 | 91,232 | 111,442 | 134,102 | 158,445 | 163,578 |
| Community Development Department | 5 | - | 1,756 | 3,625 | 5,598 | 6,612 | 7,669 | 8,805 | 10,006 | 23,708 | 38,423 | 54,228 | 72,599 | 91,287 | 111,509 | 134,183 | 158,540 | 163,677 |
| Building Department | 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Planning Department | 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pass Through Costs/Deve.Reg. | 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Code Enforcement | 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Mental and Physical Health | 5 | - | 13 | 26 | 40 | 47 | 55 | 63 | 72 | 169 | 275 | 388 | 519 | 652 | 797 | 959 | 1,133 | 1,170 |
| Parks and Recreation | 5 | - | 45 | 92 | 142 | 168 | 195 | 224 | 254 | 602 | 976 | 1,378 | 1,845 | 2,319 | 2,833 | 3,409 | 4,028 | 4,159 |
| Fire Department | 5 | - | 8,827 | 18,226 | 28,143 | 33,241 | 38,554 | 44,266 | 50,307 | 119,188 | 193,167 | 272,626 | 364,986 | 458,938 | 560,603 | 674,595 | 797,049 | 822,873 |
| Non Expenditure | 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total General Fund Costs | | \$ - | \$ 41,835 | \$ 86,381 | \$ 133,385 | \$ 157,549 | \$ 182,729 | \$ 209,799 | \$ 238,431 | \$ 564,896 | \$ 915,524 | \$ 1,292,125 | \$ 1,729,870 | \$ 2,175,163 | \$ 2,657,013 | \$ 3,197,281 | \$ 3,777,659 | \$ 3,900,056 |
| Net Annual General Fund Surplus (Deficit) | | \$ 44,182 | \$ 113,716 | \$ 199,987 | \$ 277,720 | \$ 315,448 | \$ 354,897 | \$ 426,189 | \$ 500,317 | \$ 494,600 | \$ 583,806 | \$ 606,764 | \$ 601,800 | \$ 594,537 | \$ 579,383 | \$ 481,220 | \$ 370,098 | \$ 578,105 |
| Ending Balance | | 44,182 | 157,898 | 357,886 | 635,606 | 951,054 | 1,305,950 | 1,732,139 | 2,232,456 | 2,727,056 | 3,310,862 | 3,917,626 | 4,519,427 | 5,113,963 | 5,693,347 | 6,174,566 | 6,544,664 | 7,122,768 |

APPENDIX B
FISCAL IMPACT ANALYSIS
SUMMARY OF REAL ESTATE EXCISE TAXES GENERATED
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Ref. Table | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--------------------------------------------------|------------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Beginning Balance | \$ - | \$ - | \$ 53,658 | \$ 111,126 | \$ 172,535 | \$ 205,480 | \$ 240,329 | \$ 394,377 | \$ 566,514 | \$ 952,392 | \$ 1,476,400 | \$ 2,042,219 | \$ 2,799,332 | \$ 3,620,358 | \$ 4,542,879 | \$ 5,287,889 | \$ 6,108,803 |
| Annual Real Estate Excise Taxes Generated | | | | | | | | | | | | | | | | | |
| Real Estate Excise Tax | 2 (a) \$ - | \$ 53,658 | \$ 57,468 | \$ 61,409 | \$ 32,945 | \$ 34,849 | \$ 154,048 | \$ 172,137 | \$ 385,878 | \$ 524,008 | \$ 565,819 | \$ 757,113 | \$ 821,026 | \$ 922,521 | \$ 745,010 | \$ 820,914 | \$ 406,792 |
| Total | \$ - | \$ 53,658 | \$ 57,468 | \$ 61,409 | \$ 32,945 | \$ 34,849 | \$ 154,048 | \$ 172,137 | \$ 385,878 | \$ 524,008 | \$ 565,819 | \$ 757,113 | \$ 821,026 | \$ 922,521 | \$ 745,010 | \$ 820,914 | \$ 406,792 |
| Cumulative REET Generated | - | 53,658 | 111,126 | 172,535 | 205,480 | 240,329 | 394,377 | 566,514 | 952,392 | 1,476,400 | 2,042,219 | 2,799,332 | 3,620,358 | 4,542,879 | 5,287,889 | 6,108,803 | 6,515,595 |

Appendix C - Fiscal Impact Model Year No. 1

**APPENDIX C
TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*(b) | Total New Building Value (f)=(c)*(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|-------------------------------------------------|-----------------|--------------------------------------------|------------------|------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 36,750 | - | \$ 120,750 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 31,500 | - | 126,000 | - | - | - | - |
| Townhomes | 99,750 | - | 149,625 | - | - | - | - |
| Duets | 139,650 | - | 209,475 | - | - | - | - |
| Duet Alley | 139,650 | - | 209,475 | - | - | - | - |
| 35x90 alley | 125,685 | - | 188,528 | - | - | - | - |
| 40x85 alley | 135,660 | - | 203,490 | - | - | - | - |
| 40x90 alley | 143,640 | - | 215,460 | - | - | - | - |
| 45x80 alley | 143,640 | - | 215,460 | - | - | - | - |
| 40x90 | 143,640 | - | 215,460 | - | - | - | - |
| 40x100 | 159,600 | - | 239,400 | - | - | - | - |
| 45x85 | 152,618 | - | 228,926 | - | - | - | - |
| 45x100 | 179,550 | - | 269,325 | - | - | - | - |
| 50x90 | 179,550 | - | 269,325 | - | - | - | - |
| 50x100 | 199,500 | - | 299,250 | - | - | - | - |
| 55x100 | 219,450 | - | 329,175 | - | - | - | - |
| 60x100 | 239,400 | - | 359,100 | - | - | - | - |
| 70x100 | 279,300 | - | 418,950 | - | - | - | - |
| 80x100 | 319,200 | - | 478,800 | - | - | - | - |
| Cluster | 143,640 | - | 215,460 | - | - | - | - |
| Carriage | 217,875 | - | 326,813 | - | - | - | - |
| | | | | | | | (A) |
| Existing Developed Lots | | | | | | | |
| Existing Unit Value (ii) | | | | | | | |
| Product Type | Existing Land Value per Unit | | Building and Lot Value | | Total Existing Land Value (e)=(a)*(b) | Total Existing Building Value (f)=(c)*(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 36,750 | - | \$ 157,500 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 31,500 | - | 157,500 | - | - | - | - |
| Townhomes | 99,750 | - | 249,375 | - | - | - | - |
| Duets | 139,650 | - | 349,125 | - | - | - | - |
| Duet Alley | 139,650 | - | 349,125 | - | - | - | - |
| 35x90 alley | 125,685 | - | 314,213 | - | - | - | - |
| 40x85 alley | 135,660 | - | 339,150 | - | - | - | - |
| 40x90 alley | 143,640 | - | 359,100 | - | - | - | - |
| 45x80 alley | 143,640 | - | 359,100 | - | - | - | - |
| 40x90 | 143,640 | - | 359,100 | - | - | - | - |
| 40x100 | 159,600 | - | 399,000 | - | - | - | - |
| 45x85 | 152,618 | - | 381,544 | - | - | - | - |
| 45x100 | 179,550 | - | 448,875 | - | - | - | - |
| 50x90 | 179,550 | - | 448,875 | - | - | - | - |
| 50x100 | 199,500 | - | 498,750 | - | - | - | - |
| 55x100 | 219,450 | - | 548,625 | - | - | - | - |
| 60x100 | 239,400 | - | 598,500 | - | - | - | - |
| 70x100 | 279,300 | - | 698,250 | - | - | - | - |
| 80x100 | 319,200 | - | 798,000 | - | - | - | - |
| Cluster | 143,640 | - | 359,100 | - | - | - | - |
| Carriage | 217,875 | - | 544,688 | - | - | - | - |
| | | | | | | | (B) |
| Non-Residential | | | | | | | |
| | Mix | | Building Sq. Ft. | | Assessed Value Per Sq. Ft. (i) | | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 0% | | - | | \$ 196.98 | - | |
| Office Buildings | 0% | | - | | 128.38 | - | |
| | 0% | | - | | | | (C) |
| From Prior Years | | | | | | | |
| Retail Buildings | 0% | | - | | \$ 196.98 | - | |
| Office Buildings | 0% | | - | | 128.38 | - | |
| | 0% | | - | | | | (D) |
| Raw Land | | | | | | | |
| | Raw Land Acreage | | Percentage of Total Land | | Assessed Value Per Acre (i) | | |
| Raw Land for Residential | 323.57 | | 85.87% | | \$ 77,175 | \$ 24,971,129 | |
| Raw Land for Non-Residential | 53.24 | | 14.13% | | \$ 77,175 | \$ 4,108,488 | |
| Total Value for Raw Land | 376.80 | | 100.00% | | | \$ 29,079,617 | (E) |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | \$ 29,079,617 | |

Footnote:

- (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
- (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 1

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------|----------------------|----------------------|-----------------|
| Total Project Assessed Valuation | | | | \$ 29,079,617 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.86 | (B) |
| City Tax Share | | | | 25,150 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 25,150 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.65 | (D) |
| City Tax Share | | | | 19,032 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 19,032 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | 2006/07 Assessed Value | Per Resident | Residents | | |
| Personal Property Value /(iii) | \$ 6,660,746 | 1,603 | - | \$ 1.52 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ - | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | 1.52 (F) |
| City Tax Share-Rounded | | | | \$ - | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | - | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| Retail | <u>Square Footage</u> | | | 813 | |
| Office | - | | | 434 | |
| Employees | | | | | |
| Retail | | | | - | |
| Office | | | | - | |
| Total Employees | | | | - | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | - | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | - | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ - | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ - | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | - | (K) |
| Total Amount, Rounded | | | | \$ - | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 1
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ - (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ - (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ - (C) |
| Projected Off-Site Taxable Sales Captured in City (@30%) | (D) = (C)* 30% \$ - (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ - |
| | <u>\$ -</u> |
| | <u>\$ -</u> |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 289,072 |
| <u>Budget</u> | <u>Factor</u> |
| 65.19 | Resident Factor |
| 100% | Units |
| - | <u>\$ -</u> |
| | <u>\$ -</u> |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 289,072 |
| <u>Budget</u> | <u>Factor</u> |
| 65.19 | Employee Factor |
| 50% | Units |
| - | <u>\$ -</u> |
| | <u>\$ -</u> |
| Total Project Indirect Sales and Use Tax to City | |
| | <u>\$ -</u> |
| Project Direct Sales and Use Tax to City - Businesses | |
| | Taxable Sales |
| | <u>Per Square Feet</u> |
| Taxable Sales | <u>Square Footage</u> |
| Retail Buildings / (iv) | \$ 266 - - |
| Office Buildings | \$ - - - |
| Total Direct Taxable Sales | <u>- - -</u> |
| | <u>- - -</u> |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ - |
| Total Project Direct Sales and Use Tax to City | <u>\$ -</u> |

Footnote:

(i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
(ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
(iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
(iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 1

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2009 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|---------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 9,911 | Y | 100% | 2.23 | per person served | - | - |
| <u>Utility Taxes</u> | 449,569 | Y | 100% | 101.38 | per person served | - | - |
| Solid Waste Tax | 30,972 | Y | 100% | 6.98 | per person served | - | - |
| Telephone Tax | 144,536 | Y | 100% | 32.59 | per person served | - | - |
| Electrical Tax | 216,804 | Y | 100% | 48.89 | per person served | - | - |
| Water Utility Tax | 22,506 | Y | 100% | 5.08 | per person served | - | - |
| Wastewater Utility Tax | 34,751 | Y | 100% | 7.84 | per person served | - | - |
| Pull Tabs/Punch Boards | 3,717 | Y | 100% | 0.84 | per person served | - | - |
| Licenses and Permits | 148,614 | Y | 100% | 33.51 | per person served | - | - |
| Intergovernmental | 455,348 | Y | 100% | 102.68 | per person served | - | - |
| Charges for Services | 105,796 | Y | 100% | 23.86 | per person served | - | - |
| Fines and Forfeits | 173,546 | Y | 100% | 39.14 | per person served | - | - |
| Miscellaneous Revenues | 77,533 | Y | 100% | 17.48 | per person served | - | - |
| Total General Fund Revenue | <u>1,424,035</u> | | | <u>321.13</u> | | | <u>-</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 1

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|------------|------------------|-------------------|------------------|-------------|
| | Budget | Adjustment | Factor | 2009 | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 12,239 | 100% | 100% | 2.76 | per person served | - | \$ - |
| Judicial | 234,852 | 100% | 100% | 52.96 | per person served | - | - |
| Executive | 14,050 | 100% | 100% | 3.17 | per person served | - | - |
| Administration | 302,606 | 100% | 100% | 68.24 | per person served | - | - |
| Economic Development | 135,984 | 100% | 100% | 30.66 | per person served | - | - |
| City Clerk | 78,322 | 100% | 100% | 17.66 | per person served | - | - |
| Finance | 227,854 | 100% | 100% | 51.38 | per person served | - | - |
| Legal | 115,629 | 100% | 100% | 26.07 | per person served | - | - |
| Employee Benefit Program | 3,097 | 100% | 100% | 0.70 | per person served | - | - |
| Central Services | 53,200 | 100% | 100% | 12.00 | per person served | - | - |
| Information Tech. Central Services | 95,301 | 100% | 100% | 21.49 | per person served | - | - |
| Total Other Gov't Services | 44,207 | 100% | 100% | 9.97 | per person served | - | - |
| Law Enforcement | 1,370,300 | 60% | 100% | 185.41 | per person served | - | - (iii) |
| Physical Environment | 40,780 | 100% | 100% | 9.20 | per person served | - | - |
| Stewardship Department | 129,946 | 100% | 100% | 29.30 | per person served | - | - |
| Community Development Department | 130,025 | 100% | 100% | 29.32 | per person served | - | - |
| Building Department | 93,506 | 0% | 100% | - | per person served | - | - (iv) |
| Planning Department | 92,163 | 0% | 100% | - | per person served | - | - (iv) |
| Pass Through Costs/Deve.Reg. | - | 0% | 0% | - | per person served | - | - |
| Code Enforcement | - | 0% | 0% | - | per person served | - | - (iv) |
| Mental and Physical Health | 929 | 100% | 100% | 0.21 | per person served | - | - |
| Parks and Recreation | 3,304 | 100% | 100% | 0.74 | per person served | - | - |
| Fire Department | 653,688 | 100% | 100% | 147.41 | per person served | - | - |
| Non Expenditure | - | 0% | 0% | - | per person served | - | - |
| General Fund Total | <u>\$ 4,073,663</u> | | | <u>\$ 698.66</u> | | | <u>\$ -</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 2

APPENDIX C

**TABLE 2 - Raw Land Phasing and Property Tax Calculations
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|----------------------|-----------------|
| Total Project Assessed Valuation | | | | \$ 40,546,252 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.83 | (B) |
| City Tax Share | | | | 33,752 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 33,752 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.63 | (D) |
| City Tax Share | | | | 25,542 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 25,542 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| City Share of Basic Tax - New Construction /(i) | | | | \$ 1.46 | |
| Personal Property Value /(iii) | \$ 6,993,783 | 1,683 | - | \$ - | |
| Total City Share of Property Taxes, Levy Rate | | | | (F) = (B)+(D) | 1.46 (F) |
| City Tax Share, Dollars | | | | - | |
| City Tax Share-Rounded | | | | \$ - | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | - | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 31,667 | | | 813 | |
| Office | 33,333 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 39 | |
| Office | | | | 77 | |
| Total Employees | | | | 116 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 10,731,667 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | - | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 10,731,667 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 53,658 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | - | (K) |
| Total Amount, Rounded | | | | \$ 53,658 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 2
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Residential | |
| Residential Building Valuation (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ - (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ - (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ - (C) |
| Projected Off-Site Taxable Sales Captured in City (@30%) | (D) = (C)* 30% \$ - (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ - |
| | <u>\$ -</u> |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 298,438 |
| <u>Budget</u> | <u>Factor</u> |
| 298,438 | 67.30 |
| <u>Resident Factor</u> | <u>Units</u> |
| 100% | - |
| | <u>\$ -</u> |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 298,438 |
| <u>Budget</u> | <u>Factor</u> |
| 298,438 | 67.30 |
| <u>Employee Factor</u> | <u>Units</u> |
| 50% | 58 |
| | <u>\$ 3,903</u> |
| Total Project Indirect Sales and Use Tax to City | |
| | <u>\$ 3,903</u> |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| | <u>Per Square Feet</u> <u>Square Footage</u> |
| Retail Buildings / (iv) | \$ 275 31,667 8,711,368 |
| Office Buildings | \$ - 33,333 - |
| Total Direct Taxable Sales | <u>65,000 8,711,368</u> |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 73,175 |
| Total Project Direct Sales and Use Tax to City | <u>\$ 73,175</u> |

Footnote:

(i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
(ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
(iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
(iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 2

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2010 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|---------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 10,232 | Y | 100% | 2.31 | per person served | 58 | 134 |
| Utility Taxes | 464,135 | Y | 100% | 104.66 | per person served | 58 | 6,071 |
| Solid Waste Tax | 31,975 | Y | 100% | 7.21 | per person served | 58 | 418 |
| Telephone Tax | 149,219 | Y | 100% | 33.65 | per person served | 58 | 1,952 |
| Electrical Tax | 223,828 | Y | 100% | 50.47 | per person served | 58 | 2,928 |
| Water Utility Tax | 23,236 | Y | 100% | 5.24 | per person served | 58 | 304 |
| Wastewater Utility Tax | 35,877 | Y | 100% | 8.09 | per person served | 58 | 469 |
| Pull Tabs/Punch Boards | 3,837 | Y | 100% | 0.87 | per person served | 58 | 50 |
| Licenses and Permits | 153,429 | Y | 100% | 34.60 | per person served | 58 | 2,007 |
| Intergovernmental | 470,102 | Y | 100% | 106.01 | per person served | 58 | 6,149 |
| Charges for Services | 109,224 | Y | 100% | 24.63 | per person served | 58 | 1,429 |
| Fines and Forfeits | 179,169 | Y | 100% | 40.40 | per person served | 58 | 2,343 |
| Miscellaneous Revenues | 80,045 | Y | 100% | 18.05 | per person served | 58 | 1,047 |
| Total General Fund Revenue | <u>1,470,173</u> | | | <u>331.53</u> | | | <u>19,229</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 2

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS**

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent | Cost |
|------------------------------------|---------------------|------------|------------|------------------|-------------------|------------|------------------|
| | Budget | Adjustment | Factor | 2010 | | Units | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 12,636 | 100% | 100% | 2.85 | per person served | 58 | \$ 165 |
| Judicial | 242,462 | 100% | 100% | 54.68 | per person served | 58 | 3,171 |
| Executive | 14,505 | 100% | 100% | 3.27 | per person served | 58 | 190 |
| Administration | 312,410 | 100% | 100% | 70.45 | per person served | 58 | 4,086 |
| Economic Development | 140,389 | 100% | 100% | 31.66 | per person served | 58 | 1,836 |
| City Clerk | 80,860 | 100% | 100% | 18.23 | per person served | 58 | 1,058 |
| Finance | 235,236 | 100% | 100% | 53.05 | per person served | 58 | 3,077 |
| Legal | 119,375 | 100% | 100% | 26.92 | per person served | 58 | 1,561 |
| Employee Benefit Program | 3,198 | 100% | 100% | 0.72 | per person served | 58 | 42 |
| Central Services | 54,923 | 100% | 100% | 12.39 | per person served | 58 | 718 |
| Information Tech. Central Services | 98,389 | 100% | 100% | 22.19 | per person served | 58 | 1,287 |
| Total Other Gov't Services | 45,640 | 100% | 100% | 10.29 | per person served | 58 | 597 |
| Law Enforcement | 1,414,698 | 60% | 100% | 191.41 | per person served | 58 | 11,102 (iii) |
| Physical Environment | 42,101 | 100% | 100% | 9.49 | per person served | 58 | 551 |
| Stewardship Department | 134,156 | 100% | 100% | 30.25 | per person served | 58 | 1,755 |
| Community Development Department | 134,237 | 100% | 100% | 30.27 | per person served | 58 | 1,756 |
| Building Department | 96,535 | 0% | 100% | - | per person served | 58 | - (iv) |
| Planning Department | 95,149 | 0% | 100% | - | per person served | 58 | - (iv) |
| Pass Through Costs/Deve.Reg. | - | 0% | 0% | - | per person served | 58 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 58 | - (iv) |
| Mental and Physical Health | 959 | 100% | 100% | 0.22 | per person served | 58 | 13 |
| Parks and Recreation | 3,411 | 100% | 100% | 0.77 | per person served | 58 | 45 |
| Fire Department | 674,867 | 100% | 100% | 152.19 | per person served | 58 | 8,827 |
| Non Expenditure | - | 0% | 0% | - | per person served | 58 | - |
| General Fund Total | <u>\$ 4,205,649</u> | | | <u>\$ 721.29</u> | | | <u>\$ 41,835</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 3

APPENDIX C

**TABLE 2 - Raw Land Phasing and Property Tax Calculations
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|----------------------|-----------------|
| Total Project Assessed Valuation | | | | \$ 52,442,952 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.81 | (B) |
| City Tax Share | | | | 42,515 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 42,515 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.86 | (D) |
| City Tax Share | | | | 45,101 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 45,101 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 7,343,473 | 1,767 | - | \$ 1.67 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ - | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | 1.67 (F) |
| City Tax Share-Rounded | | | | \$ - | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | - | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| Retail | <u>Square Footage</u> | | | 813 | |
| Office | 63,333 | | | 434 | |
| Employees | 66,667 | | | | |
| Retail | | | | 78 | |
| Office | | | | 154 | |
| Total Employees | | | | 232 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 10,946,300 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 10,946,300 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 11,493,615 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 54,731 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 2,737 | (K) |
| Total Amount, Rounded | | | | \$ 57,468 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 3
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ - (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ - (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ - (C) |
| Projected Off-Site Taxable Sales Captured in City (@33%) | (D) = (C)* 33% \$ - (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ - |
| | \$ - |
| | \$ - |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 308,107 |
| <u>Budget</u> | <u>Factor</u> |
| 308,107 | 69.48 |
| <u>Resident Factor</u> | <u>Units</u> |
| 100% | - |
| | \$ - |
| | \$ - |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 308,107 |
| <u>Budget</u> | <u>Factor</u> |
| 308,107 | 69.48 |
| <u>Employee Factor</u> | <u>Units</u> |
| 50% | 116 |
| | \$ 8,060 |
| | \$ 8,060 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 8,060 |
| | \$ 8,060 |
| Project Direct Sales and Use Tax to City - Businesses | |
| | Taxable Sales |
| | <u>Per Square Feet</u> <u>Square Footage</u> |
| Taxable Sales | |
| Retail Buildings / (iv) | \$ 284 63,333 17,987,232 |
| Office Buildings | \$ - 66,667 - |
| Total Direct Taxable Sales | 130,000 17,987,232 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 151,093 |
| Total Project Direct Sales and Use Tax to City | \$ 151,093 |

Footnote:

(i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.

(ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West

(iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.

(iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 3

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2011 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|---------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 10,564 | Y | 100% | 2.38 | per person served | 116 | 276 |
| <u>Utility Taxes</u> | 479,173 | Y | 100% | 108.06 | per person served | 116 | 12,534 |
| Solid Waste Tax | 33,011 | Y | 100% | 7.44 | per person served | 116 | 864 |
| Telephone Tax | 154,054 | Y | 100% | 34.74 | per person served | 116 | 4,030 |
| Electrical Tax | 231,080 | Y | 100% | 52.11 | per person served | 116 | 6,045 |
| Water Utility Tax | 23,988 | Y | 100% | 5.41 | per person served | 116 | 628 |
| Wastewater Utility Tax | 37,039 | Y | 100% | 8.35 | per person served | 116 | 969 |
| Pull Tabs/Punch Boards | 3,961 | Y | 100% | 0.89 | per person served | 116 | 104 |
| Licenses and Permits | 158,400 | Y | 100% | 35.72 | per person served | 116 | 4,144 |
| Intergovernmental | 485,333 | Y | 100% | 109.44 | per person served | 116 | 12,696 |
| Charges for Services | 112,763 | Y | 100% | 25.43 | per person served | 116 | 2,950 |
| Fines and Forfeits | 184,974 | Y | 100% | 41.71 | per person served | 116 | 4,839 |
| Miscellaneous Revenues | 82,639 | Y | 100% | 18.64 | per person served | 116 | 2,162 |
| Total General Fund Revenue | <u>1,517,807</u> | | | <u>342.27</u> | | | <u>39,704</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 3

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS**

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Cost | Budget FY 2008 /(i) | | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|--------|------------------|-------------------|---------------|---------------------|------|
| | Budget | Adjustment | Factor | 2011 | | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | (e) | (f)=(e)*(d) | | |
| Legislative | \$ 13,045 | 100% | 100% | 2.94 | per person served | 116 | \$ 341 | |
| Judicial | 250,317 | 100% | 100% | 56.45 | per person served | 116 | 6,548 | |
| Executive | 14,975 | 100% | 100% | 3.38 | per person served | 116 | 392 | |
| Administration | 322,532 | 100% | 100% | 72.73 | per person served | 116 | 8,437 | |
| Economic Development | 144,938 | 100% | 100% | 32.68 | per person served | 116 | 3,791 | |
| City Clerk | 83,479 | 100% | 100% | 18.83 | per person served | 116 | 2,184 | |
| Finance | 242,858 | 100% | 100% | 54.77 | per person served | 116 | 6,353 | |
| Legal | 123,243 | 100% | 100% | 27.79 | per person served | 116 | 3,224 | |
| Employee Benefit Program | 3,301 | 100% | 100% | 0.74 | per person served | 116 | 86 | |
| Central Services | 56,703 | 100% | 100% | 12.79 | per person served | 116 | 1,483 | |
| Information Tech. Central Services | 101,576 | 100% | 100% | 22.91 | per person served | 116 | 2,657 | |
| Total Other Gov't Services | 47,118 | 100% | 100% | 10.63 | per person served | 116 | 1,233 | |
| Law Enforcement | 1,460,534 | 60% | 100% | 197.61 | per person served | 116 | 22,923 (iii) | |
| Physical Environment | 43,465 | 100% | 100% | 9.80 | per person served | 116 | 1,137 | |
| Stewardship Department | 138,503 | 100% | 100% | 31.23 | per person served | 116 | 3,623 | |
| Community Development Department | 138,587 | 100% | 100% | 31.25 | per person served | 116 | 3,625 | |
| Building Department | 99,663 | 0% | 100% | - | per person served | 116 | - (iv) | |
| Planning Department | 98,232 | 0% | 100% | - | per person served | 116 | - (iv) | |
| Pass Through Costs/Deve.Reg. | - | 0% | 0% | - | per person served | 116 | - | |
| Code Enforcement | - | 0% | 0% | - | per person served | 116 | - (iv) | |
| Mental and Physical Health | 990 | 100% | 100% | 0.22 | per person served | 116 | 26 | |
| Parks and Recreation | 3,521 | 100% | 100% | 0.79 | per person served | 116 | 92 | |
| Fire Department | 696,733 | 100% | 100% | 157.12 | per person served | 116 | 18,226 | |
| Non Expenditure | - | 0% | 0% | - | per person served | 116 | - | |
| General Fund Total | <u>\$ 4,341,912</u> | | | <u>\$ 744.66</u> | | | <u>\$ 86,381</u> | |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 4

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|----------------------|-----------------|
| Total Project Assessed Valuation | | | | \$ 64,780,836 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.78 | (B) |
| City Tax Share | | | | 50,219 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 50,219 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.82 | (D) |
| City Tax Share | | | | 53,274 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 53,274 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 7,710,646 | 1,856 | - | \$ 1.60 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ - | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | 1.60 (F) |
| City Tax Share-Rounded | | | | \$ - | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | - | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| Retail | <u>Square Footage</u> | | | 813 | |
| Office | 95,000 | | | 434 | |
| Employees | 100,000 | | | | |
| Retail | | | | 117 | |
| Office | | | | 230 | |
| Total Employees | | | | 347 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 11,165,226 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 22,330,452 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 12,281,749 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 55,826 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 5,583 | (K) |
| Total Amount, Rounded | | | | \$ 61,409 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 4
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ - (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ - (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ - (C) |
| Projected Off-Site Taxable Sales Captured in City (@36%) | (D) = (C)* 36% \$ - (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ - |
| | <u>\$ -</u> |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 318,090 |
| <u>Budget</u> | <u>Factor</u> |
| 71.73 | Resident Factor |
| 100% | Units |
| - | <u>\$ -</u> |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 318,090 |
| <u>Budget</u> | <u>Factor</u> |
| 71.73 | Employee Factor |
| 50% | Units |
| 174 | <u>\$ 12,481</u> |
| Total Project Indirect Sales and Use Tax to City | |
| | <u>\$ 12,481</u> |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| | <u>Per Square Feet</u> |
| Retail Buildings / (iv) | \$ 293 |
| Office Buildings | \$ - |
| Total Direct Taxable Sales | <u>195,000</u> |
| | <u>27,855,028</u> |
| | <u>Square Footage</u> |
| | 95,000 |
| | 100,000 |
| | <u>27,855,028</u> |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 233,982 |
| Total Project Direct Sales and Use Tax to City | |
| | <u>\$ 233,982</u> |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 4

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2012 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|---------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 10,906 | Y | 100% | 2.46 | per person served | 174 | 427 |
| Utility Taxes | 494,698 | Y | 100% | 111.56 | per person served | 174 | 19,355 |
| Solid Waste Tax | 34,081 | Y | 100% | 7.69 | per person served | 174 | 1,333 |
| Telephone Tax | 159,045 | Y | 100% | 35.87 | per person served | 174 | 6,223 |
| Electrical Tax | 238,567 | Y | 100% | 53.80 | per person served | 174 | 9,334 |
| Water Utility Tax | 24,766 | Y | 100% | 5.58 | per person served | 174 | 969 |
| Wastewater Utility Tax | 38,239 | Y | 100% | 8.62 | per person served | 174 | 1,496 |
| Pull Tabs/Punch Boards | 4,090 | Y | 100% | 0.92 | per person served | 174 | 160 |
| Licenses and Permits | 163,532 | Y | 100% | 36.88 | per person served | 174 | 6,398 |
| Intergovernmental | 501,058 | Y | 100% | 112.99 | per person served | 174 | 19,604 |
| Charges for Services | 116,416 | Y | 100% | 26.25 | per person served | 174 | 4,555 |
| Fines and Forfeits | 190,968 | Y | 100% | 43.06 | per person served | 174 | 7,472 |
| Miscellaneous Revenues | 85,316 | Y | 100% | 19.24 | per person served | 174 | 3,338 |
| Total General Fund Revenue | <u>1,566,984</u> | | | <u>353.36</u> | | | <u>61,308</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 4

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Cost | Budget FY 2008 /(i) | | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|--------|------------------|-------------------|---------------|---------------------|-------|
| | Budget | Adjustment | Factor | 2012 | | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | (e) | (f)=(e)*(d) | | |
| Legislative | \$ 13,468 | 100% | 100% | 3.04 | per person served | 174 | \$ 527 | |
| Judicial | 258,428 | 100% | 100% | 58.28 | per person served | 174 | 10,111 | |
| Executive | 15,460 | 100% | 100% | 3.49 | per person served | 174 | 605 | |
| Administration | 332,982 | 100% | 100% | 75.09 | per person served | 174 | 13,028 | |
| Economic Development | 149,634 | 100% | 100% | 33.74 | per person served | 174 | 5,854 | |
| City Clerk | 86,184 | 100% | 100% | 19.43 | per person served | 174 | 3,372 | |
| Finance | 250,726 | 100% | 100% | 56.54 | per person served | 174 | 9,810 | |
| Legal | 127,236 | 100% | 100% | 28.69 | per person served | 174 | 4,978 | |
| Employee Benefit Program | 3,408 | 100% | 100% | 0.77 | per person served | 174 | 133 | |
| Central Services | 58,540 | 100% | 100% | 13.20 | per person served | 174 | 2,290 | |
| Information Tech. Central Services | 104,867 | 100% | 100% | 23.65 | per person served | 174 | 4,103 | |
| Total Other Gov't Services | 48,645 | 100% | 100% | 10.97 | per person served | 174 | 1,903 | |
| Law Enforcement | 1,507,856 | 60% | 100% | 204.02 | per person served | 174 | 35,397 | (iii) |
| Physical Environment | 44,873 | 100% | 100% | 10.12 | per person served | 174 | 1,756 | |
| Stewardship Department | 142,991 | 100% | 100% | 32.25 | per person served | 174 | 5,595 | |
| Community Development Department | 143,077 | 100% | 100% | 32.26 | per person served | 174 | 5,598 | |
| Building Department | 102,892 | 0% | 100% | - | per person served | 174 | - | (iv) |
| Planning Department | 101,415 | 0% | 100% | - | per person served | 174 | - | (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 174 | - | |
| Code Enforcement | - | 0% | 0% | - | per person served | 174 | - | (iv) |
| Mental and Physical Health | 1,022 | 100% | 100% | 0.23 | per person served | 174 | 40 | |
| Parks and Recreation | 3,635 | 100% | 100% | 0.82 | per person served | 174 | 142 | |
| Fire Department | 719,307 | 100% | 100% | 162.21 | per person served | 174 | 28,143 | |
| Non Expenditure | - | 0% | 0% | - | per person served | 174 | - | |
| General Fund Total | <u>\$ 4,482,590</u> | | | <u>\$ 768.79</u> | | | <u>\$ 133,385</u> | |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 5

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|----------------------|-----------------|
| Total Project Assessed Valuation | | | | \$ 71,539,153 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.75 | (B) |
| City Tax Share | | | | 53,358 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 53,358 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.79 | (D) |
| City Tax Share | | | | 56,604 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 56,604 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 8,096,178 | 1,949 | - | \$ 1.54 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ - | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | 1.54 (F) |
| City Tax Share-Rounded | | | | \$ - | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | - | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| Retail | <u>Square Footage</u> | | | 813 | |
| Office | 108,571 | | | 434 | |
| Employees | 114,286 | | | | |
| Retail | | | | 134 | |
| Office | | | | 263 | |
| Total Employees | | | | 397 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 4,880,799 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 34,165,592 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 6,589,078 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 24,404 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 8,541 | (K) |
| Total Amount, Rounded | | | | \$ 32,945 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 5
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ - (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ - (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ - (C) |
| Projected Off-Site Taxable Sales Captured in City (@39%) | (D) = (C)* 39% \$ - (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ - |
| | <u>\$ -</u> |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 328,396 |
| <u>Budget</u> | <u>Factor</u> |
| 74.05 | Resident Factor |
| 100% | Units |
| - | <u>\$ -</u> |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 328,396 |
| <u>Budget</u> | <u>Factor</u> |
| 74.05 | Employee Factor |
| 50% | Units |
| 199 | <u>\$ 14,737</u> |
| Total Project Indirect Sales and Use Tax to City | |
| | <u>\$ 14,737</u> |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| | <u>Per Square Feet</u> |
| Retail Buildings / (iv) | \$ 303 |
| Office Buildings | 108,571 |
| Total Direct Taxable Sales | 114,286 |
| | <u>32,865,749</u> |
| | <u>222,857</u> |
| | <u>32,865,749</u> |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 276,072 |
| Total Project Direct Sales and Use Tax to City | |
| | <u>\$ 276,072</u> |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 5

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2013 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|---------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 11,259 | Y | 100% | 2.54 | per person served | 199 | 504 |
| Utility Taxes | 510,726 | Y | 100% | 115.17 | per person served | 199 | 22,861 |
| Solid Waste Tax | 35,185 | Y | 100% | 7.93 | per person served | 199 | 1,575 |
| Telephone Tax | 164,198 | Y | 100% | 37.03 | per person served | 199 | 7,350 |
| Electrical Tax | 246,297 | Y | 100% | 55.54 | per person served | 199 | 11,025 |
| Water Utility Tax | 25,568 | Y | 100% | 5.77 | per person served | 199 | 1,144 |
| Wastewater Utility Tax | 39,478 | Y | 100% | 8.90 | per person served | 199 | 1,767 |
| Pull Tabs/Punch Boards | 4,222 | Y | 100% | 0.95 | per person served | 199 | 189 |
| Licenses and Permits | 168,831 | Y | 100% | 38.07 | per person served | 199 | 7,557 |
| Intergovernmental | 517,292 | Y | 100% | 116.65 | per person served | 199 | 23,155 |
| Charges for Services | 120,188 | Y | 100% | 27.10 | per person served | 199 | 5,380 |
| Fines and Forfeits | 197,155 | Y | 100% | 44.46 | per person served | 199 | 8,825 |
| Miscellaneous Revenues | 88,081 | Y | 100% | 19.86 | per person served | 199 | 3,943 |
| Total General Fund Revenue | <u>1,617,754</u> | | | <u>364.81</u> | | | <u>72,415</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 5

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Cost | Budget FY 2008 /(i) | | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|--------|------------------|-------------------|---------------|-------------------|-------|
| | Budget | Adjustment | Factor | 2013 | | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | (e) | (f)=(e)*(d) | | |
| Legislative | \$ 13,904 | 100% | 100% | 3.14 | per person served | 199 | \$ 622 | |
| Judicial | 266,801 | 100% | 100% | 60.16 | per person served | 199 | 11,943 | |
| Executive | 15,961 | 100% | 100% | 3.60 | per person served | 199 | 714 | |
| Administration | 343,771 | 100% | 100% | 77.52 | per person served | 199 | 15,388 | |
| Economic Development | 154,482 | 100% | 100% | 34.84 | per person served | 199 | 6,915 | |
| City Clerk | 88,977 | 100% | 100% | 20.06 | per person served | 199 | 3,983 | |
| Finance | 258,850 | 100% | 100% | 58.37 | per person served | 199 | 11,587 | |
| Legal | 131,358 | 100% | 100% | 29.62 | per person served | 199 | 5,880 | |
| Employee Benefit Program | 3,519 | 100% | 100% | 0.79 | per person served | 199 | 157 | |
| Central Services | 60,437 | 100% | 100% | 13.63 | per person served | 199 | 2,705 | |
| Information Tech. Central Services | 108,265 | 100% | 100% | 24.41 | per person served | 199 | 4,846 | |
| Total Other Gov't Services | 50,221 | 100% | 100% | 11.33 | per person served | 199 | 2,248 | |
| Law Enforcement | 1,556,710 | 60% | 100% | 210.63 | per person served | 199 | 41,809 | (iii) |
| Physical Environment | 46,327 | 100% | 100% | 10.45 | per person served | 199 | 2,074 | |
| Stewardship Department | 147,623 | 100% | 100% | 33.29 | per person served | 199 | 6,608 | |
| Community Development Department | 147,713 | 100% | 100% | 33.31 | per person served | 199 | 6,612 | |
| Building Department | 106,226 | 0% | 100% | - | per person served | 199 | - | (iv) |
| Planning Department | 104,701 | 0% | 100% | - | per person served | 199 | - | (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 199 | - | |
| Code Enforcement | - | 0% | 0% | - | per person served | 199 | - | (iv) |
| Mental and Physical Health | 1,056 | 100% | 100% | 0.24 | per person served | 199 | 47 | |
| Parks and Recreation | 3,753 | 100% | 100% | 0.85 | per person served | 199 | 168 | |
| Fire Department | 742,613 | 100% | 100% | 167.46 | per person served | 199 | 33,241 | |
| Non Expenditure | - | 0% | 0% | - | per person served | 199 | - | |
| General Fund Total | <u>\$ 4,627,826</u> | | | <u>\$ 793.70</u> | | | <u>\$ 157,549</u> | |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 6

APPENDIX C

**TABLE 2 - Raw Land Phasing and Property Tax Calculations
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|----------------------|-----------------|
| Total Project Assessed Valuation | | | | \$ 78,548,599 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.72 | (B) |
| City Tax Share | | | | 56,367 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 56,367 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.76 | (D) |
| City Tax Share | | | | 59,796 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 59,796 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 8,500,987 | 2,046 | - | \$ 1.48 | |
| Total City Share of Property Taxes, Levy Rate | | | | - | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | 1.48 (F) |
| City Tax Share-Rounded | | | | - | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | - | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| Retail | <u>Square Footage</u> | | | 813 | |
| Office | 122,143 | | | 434 | |
| Employees | 128,571 | | | | |
| Retail | | | | 150 | |
| Office | | | | 296 | |
| Total Employees | | | | 446 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 4,978,415 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 39,827,318 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 6,969,781 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 24,892 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 9,957 | (K) |
| Total Amount, Rounded | | | | \$ 34,849 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 6
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------|----------------|-----------------|---------------|--|--|------------|-------------------------|--------|---------|------------|------------------|------|---------|---|----------------------------|--|---------|------------|
| Residential | | | | | | | | | | | | | | | | | | | | | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ - (A) | | | | | | | | | | | | | | | | | | | | |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ - (B) | | | | | | | | | | | | | | | | | | | | |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ - (C) | | | | | | | | | | | | | | | | | | | | |
| Projected Off-Site Taxable Sales Captured in City (@42%) | (D) = (C)* 42% \$ - (D) | | | | | | | | | | | | | | | | | | | | |
| Project Indirect Sales and Use Tax to City - New Residents | | | | | | | | | | | | | | | | | | | | | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | | | | | | | | | | | | | | | | | | | | | |
| Assessed Valuation Percentage | | | | | | | | | | | | | | | | | | | | | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ - \$ - | | | | | | | | | | | | | | | | | | | | |
| Per Capita | | | | | | | | | | | | | | | | | | | | | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 10%; text-align: center;">Budget</th> <th style="width: 10%; text-align: center;">Factor</th> <th style="width: 10%; text-align: center;">Resident Factor</th> <th style="width: 10%; text-align: center;">Units</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">\$ 339,036</td> <td style="text-align: right;">76.45</td> <td style="text-align: right;">100%</td> <td style="text-align: center;">-</td> <td style="text-align: right;">\$ -</td> </tr> </tbody> </table> | | Budget | Factor | Resident Factor | Units | | | \$ 339,036 | 76.45 | 100% | - | \$ - | | | | | | | | |
| | Budget | Factor | Resident Factor | Units | | | | | | | | | | | | | | | | | |
| | \$ 339,036 | 76.45 | 100% | - | \$ - | | | | | | | | | | | | | | | | |
| Project Indirect Sales and Use Tax to City - New Employees | | | | | | | | | | | | | | | | | | | | | |
| Per Capita | | | | | | | | | | | | | | | | | | | | | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 10%; text-align: center;">Budget</th> <th style="width: 10%; text-align: center;">Factor</th> <th style="width: 10%; text-align: center;">Employee Factor</th> <th style="width: 10%; text-align: center;">Units</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">\$ 339,036</td> <td style="text-align: right;">76.45</td> <td style="text-align: right;">50%</td> <td style="text-align: center;">223</td> <td style="text-align: right;">\$ 17,049</td> </tr> </tbody> </table> | | Budget | Factor | Employee Factor | Units | | | \$ 339,036 | 76.45 | 50% | 223 | \$ 17,049 | | | | | | | | |
| | Budget | Factor | Employee Factor | Units | | | | | | | | | | | | | | | | | |
| | \$ 339,036 | 76.45 | 50% | 223 | \$ 17,049 | | | | | | | | | | | | | | | | |
| Total Project Indirect Sales and Use Tax to City | | | | | | | | | | | | | | | | | | | | | |
| | \$ 17,049 | | | | | | | | | | | | | | | | | | | | |
| Project Direct Sales and Use Tax to City - Businesses | | | | | | | | | | | | | | | | | | | | | |
| | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%; text-align: center;">Taxable Sales Per Square Feet</th> <th style="width: 10%; text-align: center;">Square Footage</th> <th style="width: 20%;"></th> </tr> </thead> <tbody> <tr> <td>Taxable Sales</td> <td></td> <td></td> <td></td> </tr> <tr> <td> Retail Buildings / (iv)</td> <td style="text-align: right;">\$ 313</td> <td style="text-align: right;">122,143</td> <td style="text-align: right;">38,171,924</td> </tr> <tr> <td> Office Buildings</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">128,571</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Total Direct Taxable Sales</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">250,714</td> <td style="text-align: right; border-top: 1px solid black;">38,171,924</td> </tr> </tbody> </table> | | Taxable Sales Per Square Feet | Square Footage | | Taxable Sales | | | | Retail Buildings / (iv) | \$ 313 | 122,143 | 38,171,924 | Office Buildings | \$ - | 128,571 | - | Total Direct Taxable Sales | | 250,714 | 38,171,924 |
| | Taxable Sales Per Square Feet | Square Footage | | | | | | | | | | | | | | | | | | | |
| Taxable Sales | | | | | | | | | | | | | | | | | | | | | |
| Retail Buildings / (iv) | \$ 313 | 122,143 | 38,171,924 | | | | | | | | | | | | | | | | | | |
| Office Buildings | \$ - | 128,571 | - | | | | | | | | | | | | | | | | | | |
| Total Direct Taxable Sales | | 250,714 | 38,171,924 | | | | | | | | | | | | | | | | | | |
| Project Direct Sales and Use Tax to City | | | | | | | | | | | | | | | | | | | | | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 320,644 | | | | | | | | | | | | | | | | | | | | |
| Total Project Direct Sales and Use Tax to City | \$ 320,644 | | | | | | | | | | | | | | | | | | | | |

Footnote:

(i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
(ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
(iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
(iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 6

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2014 | Measure / (ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|---------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 11,624 | Y | 100% | 2.62 | per person served | 223 | 585 |
| <u>Utility Taxes</u> | 527,274 | Y | 100% | 118.90 | per person served | 223 | 26,515 |
| Solid Waste Tax | 36,325 | Y | 100% | 8.19 | per person served | 223 | 1,827 |
| Telephone Tax | 169,518 | Y | 100% | 38.23 | per person served | 223 | 8,525 |
| Electrical Tax | 254,277 | Y | 100% | 57.34 | per person served | 223 | 12,787 |
| Water Utility Tax | 26,396 | Y | 100% | 5.95 | per person served | 223 | 1,327 |
| Wastewater Utility Tax | 40,757 | Y | 100% | 9.19 | per person served | 223 | 2,050 |
| Pull Tabs/Punch Boards | 4,359 | Y | 100% | 0.98 | per person served | 223 | 219 |
| Licenses and Permits | 174,301 | Y | 100% | 39.31 | per person served | 223 | 8,765 |
| Intergovernmental | 534,052 | Y | 100% | 120.43 | per person served | 223 | 26,856 |
| Charges for Services | 124,082 | Y | 100% | 27.98 | per person served | 223 | 6,240 |
| Fines and Forfeits | 203,543 | Y | 100% | 45.90 | per person served | 223 | 10,236 |
| Miscellaneous Revenues | 90,934 | Y | 100% | 20.51 | per person served | 223 | 4,573 |
| Total General Fund Revenue | <u>1,670,170</u> | | | <u>376.63</u> | | | <u>83,989</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 6

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS**

**Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Cost | Budget FY 2008 /(i) | | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|--------|------------------|-------------------|---------------|---------------------|-------|
| | Budget | Adjustment | Factor | 2014 | | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | (e) | (f)=(e)*(d) | | |
| Legislative | \$ 14,355 | 100% | 100% | 3.24 | per person served | 223 | \$ 722 | |
| Judicial | 275,445 | 100% | 100% | 62.11 | per person served | 223 | 13,851 | |
| Executive | 16,478 | 100% | 100% | 3.72 | per person served | 223 | 829 | |
| Administration | 354,909 | 100% | 100% | 80.03 | per person served | 223 | 17,847 | |
| Economic Development | 159,487 | 100% | 100% | 35.97 | per person served | 223 | 8,020 | |
| City Clerk | 91,859 | 100% | 100% | 20.71 | per person served | 223 | 4,619 | |
| Finance | 267,237 | 100% | 100% | 60.26 | per person served | 223 | 13,439 | |
| Legal | 135,614 | 100% | 100% | 30.58 | per person served | 223 | 6,820 | |
| Employee Benefit Program | 3,633 | 100% | 100% | 0.82 | per person served | 223 | 183 | |
| Central Services | 62,395 | 100% | 100% | 14.07 | per person served | 223 | 3,138 | |
| Information Tech. Central Services | 111,773 | 100% | 100% | 25.21 | per person served | 223 | 5,621 | |
| Total Other Gov't Services | 51,848 | 100% | 100% | 11.69 | per person served | 223 | 2,607 | |
| Law Enforcement | 1,607,148 | 60% | 100% | 217.45 | per person served | 223 | 48,492 | (iii) |
| Physical Environment | 47,828 | 100% | 100% | 10.79 | per person served | 223 | 2,405 | |
| Stewardship Department | 152,406 | 100% | 100% | 34.37 | per person served | 223 | 7,664 | |
| Community Development Department | 152,498 | 100% | 100% | 34.39 | per person served | 223 | 7,669 | |
| Building Department | 109,667 | 0% | 100% | - | per person served | 223 | - | (iv) |
| Planning Department | 108,093 | 0% | 100% | - | per person served | 223 | - | (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 223 | - | |
| Code Enforcement | - | 0% | 0% | - | per person served | 223 | - | (iv) |
| Mental and Physical Health | 1,090 | 100% | 100% | 0.25 | per person served | 223 | 55 | |
| Parks and Recreation | 3,875 | 100% | 100% | 0.87 | per person served | 223 | 195 | |
| Fire Department | 766,673 | 100% | 100% | 172.89 | per person served | 223 | 38,554 | |
| Non Expenditure | - | 0% | 0% | - | per person served | 223 | - | |
| General Fund Total | <u>\$ 4,777,768</u> | | | <u>\$ 819.41</u> | | | <u>\$ 182,729</u> | |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 7

**APPENDIX C
TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*(b) | Total New Building Value (f)=(c)*(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|---------------------------------------------------------|-----------------|----------------------------------------------------|------------------|------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 49,249 | - | \$ 161,817 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 42,213 | - | 168,852 | - | - | - | - |
| Townhomes | 133,675 | 92 | 200,512 | - | 12,298,058 | - | 12,298,058 |
| Duets | 187,144 | 15 | 280,717 | - | 2,807,165 | - | 2,807,165 |
| Duet Alley | 187,144 | - | 280,717 | - | - | - | - |
| 35x90 alley | 168,430 | - | 252,645 | - | - | - | - |
| 40x85 alley | 181,797 | - | 272,696 | - | - | - | - |
| 40x90 alley | 192,491 | - | 288,737 | - | - | - | - |
| 45x80 alley | 192,491 | - | 288,737 | - | - | - | - |
| 40x90 | 192,491 | - | 288,737 | - | - | - | - |
| 40x100 | 213,879 | - | 320,819 | - | - | - | - |
| 45x85 | 204,522 | - | 306,783 | - | - | - | - |
| 45x100 | 240,614 | - | 360,921 | - | - | - | - |
| 50x90 | 240,614 | - | 360,921 | - | - | - | - |
| 50x100 | 267,349 | 24 | 401,024 | - | 6,416,378 | - | 6,416,378 |
| 55x100 | 294,084 | - | 441,126 | - | - | - | - |
| 60x100 | 320,819 | 6 | 481,228 | - | 1,924,913 | - | 1,924,913 |
| 70x100 | 374,289 | - | 561,433 | - | - | - | - |
| 80x100 | 427,759 | - | 641,638 | - | - | - | - |
| Cluster | 192,491 | - | 288,737 | - | - | - | - |
| Carriage | 291,973 | - | 437,960 | - | - | - | - |
| | | <u>137</u> | | <u>-</u> | | | <u>23,446,514</u> |
| | | | | | | | (A) |
| | | | | | | | |
| Product Type | Existing Developed Lots Existing Land Value per Unit | | Existing Unit Value (ii) Building and Lot Value | | Total Existing Land Value (e)=(a)*(b) | Total Existing Building Value (f)=(c)*(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 49,249 | - | \$ 211,065 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 42,213 | - | 211,065 | - | - | - | - |
| Townhomes | 133,675 | - | 334,186 | - | - | - | - |
| Duets | 187,144 | - | 467,861 | - | - | - | - |
| Duet Alley | 187,144 | - | 467,861 | - | - | - | - |
| 35x90 alley | 168,430 | - | 421,075 | - | - | - | - |
| 40x85 alley | 181,797 | - | 454,493 | - | - | - | - |
| 40x90 alley | 192,491 | - | 481,228 | - | - | - | - |
| 45x80 alley | 192,491 | - | 481,228 | - | - | - | - |
| 40x90 | 192,491 | - | 481,228 | - | - | - | - |
| 40x100 | 213,879 | - | 534,698 | - | - | - | - |
| 45x85 | 204,522 | - | 511,305 | - | - | - | - |
| 45x100 | 240,614 | - | 601,535 | - | - | - | - |
| 50x90 | 240,614 | - | 601,535 | - | - | - | - |
| 50x100 | 267,349 | - | 668,373 | - | - | - | - |
| 55x100 | 294,084 | - | 735,210 | - | - | - | - |
| 60x100 | 320,819 | - | 802,047 | - | - | - | - |
| 70x100 | 374,289 | - | 935,722 | - | - | - | - |
| 80x100 | 427,759 | - | 1,069,396 | - | - | - | - |
| Cluster | 192,491 | - | 481,228 | - | - | - | - |
| Carriage | 291,973 | - | 729,933 | - | - | - | - |
| | | <u>-</u> | | <u>-</u> | | | <u>-</u> |
| | | | | | | | (B) |
| | | | | | | | |
| Non-Residential | | | | | | | |
| | <u>Mix</u> | | <u>Building Sq. Ft.</u> | | <u>Assessed Value Per Sq. Ft. (i)</u> | | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 49% | | 13,571 | | \$ 221.92 | \$ 3,011,775 | |
| Office Buildings | 51% | | 14,286 | | 144.63 | 2,066,208 | |
| | <u>100%</u> | | <u>27,857</u> | | | <u>5,077,983</u> | (C) |
| From Prior Years | | | | | | | |
| Retail Buildings | 49% | | 122,143 | | \$ 221.92 | \$ 27,105,972 | |
| Office Buildings | 51% | | 128,571 | | 144.63 | 18,595,875 | |
| | <u>100%</u> | | <u>250,714</u> | | | <u>45,701,848</u> | (D) |
| | | | | | | | |
| Raw Land | | | | | | | |
| | <u>Raw Land Acreage</u> | | <u>Percentage of Total Land</u> | | <u>Assessed Value Per Acre (i)</u> | | |
| Raw Land for Residential | 301.86 | | 80.11% | | \$ 103,422 | \$ 31,218,757 | |
| Raw Land for Non-Residential | 15.21 | | 4.04% | | \$ 103,422 | \$ 1,573,047 | |
| Total Value for Raw Land | <u>317.07</u> | | <u>84.15%</u> | | | <u>\$ 32,791,803</u> | (E) |
| | | | | | | | |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | | \$ 107,018,148 |

Footnote:

- (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
- (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 7

APPENDIX C

**TABLE 2 - Raw Land Phasing and Property Tax Calculations
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|-----------------|
| Total Project Assessed Valuation | | | | \$ 107,018,148 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.69 | (B) |
| City Tax Share | | | | 73,960 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 73,960 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.73 | (D) |
| City Tax Share | | | | 78,459 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 78,459 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 8,926,037 | 2,148 | - | \$ 1.42 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ - | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | 1.42 (F) |
| City Tax Share-Rounded | | | | \$ - | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | - | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 135,714 | | | 813 | |
| Office | 142,857 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 167 | |
| Office | | | | 329 | |
| Total Employees | | | | 496 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 28,524,497 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 45,701,848 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 30,809,590 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 142,622 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 11,425 | (K) |
| Total Amount, Rounded | | | | \$ 154,048 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 7
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------|----------------|-----------------|---------------|--|--|------------|-------------------------|--------|---------|------------|------------------|------|---------|---|----------------------------|--|----------------|-------------------|
| Residential | | | | | | | | | | | | | | | | | | | | | |
| Residential Building Valuation (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ - (A) | | | | | | | | | | | | | | | | | | | | |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ - (B) | | | | | | | | | | | | | | | | | | | | |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ - (C) | | | | | | | | | | | | | | | | | | | | |
| Projected Off-Site Taxable Sales Captured in City (@45%) | (D) = (C)* 45% \$ - (D) | | | | | | | | | | | | | | | | | | | | |
| Project Indirect Sales and Use Tax to City - New Residents | | | | | | | | | | | | | | | | | | | | | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | | | | | | | | | | | | | | | | | | | | | |
| Assessed Valuation Percentage | | | | | | | | | | | | | | | | | | | | | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ - \$ - | | | | | | | | | | | | | | | | | | | | |
| Per Capita | | | | | | | | | | | | | | | | | | | | | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 10%; text-align: center;">Budget</th> <th style="width: 10%; text-align: center;">Factor</th> <th style="width: 10%; text-align: center;">Resident Factor</th> <th style="width: 10%; text-align: center;">Units</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">\$ 350,021</td> <td style="text-align: right;">78.93</td> <td style="text-align: right;">100%</td> <td style="text-align: center;">-</td> <td style="text-align: right;">\$ -</td> </tr> </tbody> </table> | | Budget | Factor | Resident Factor | Units | | | \$ 350,021 | 78.93 | 100% | - | \$ - | | | | | | | | |
| | Budget | Factor | Resident Factor | Units | | | | | | | | | | | | | | | | | |
| | \$ 350,021 | 78.93 | 100% | - | \$ - | | | | | | | | | | | | | | | | |
| Project Indirect Sales and Use Tax to City - New Employees | | | | | | | | | | | | | | | | | | | | | |
| Per Capita | | | | | | | | | | | | | | | | | | | | | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 10%; text-align: center;">Budget</th> <th style="width: 10%; text-align: center;">Factor</th> <th style="width: 10%; text-align: center;">Employee Factor</th> <th style="width: 10%; text-align: center;">Units</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">\$ 350,021</td> <td style="text-align: right;">78.93</td> <td style="text-align: right;">50%</td> <td style="text-align: right;">248</td> <td style="text-align: right;">\$ 19,575</td> </tr> </tbody> </table> | | Budget | Factor | Employee Factor | Units | | | \$ 350,021 | 78.93 | 50% | 248 | \$ 19,575 | | | | | | | | |
| | Budget | Factor | Employee Factor | Units | | | | | | | | | | | | | | | | | |
| | \$ 350,021 | 78.93 | 50% | 248 | \$ 19,575 | | | | | | | | | | | | | | | | |
| Total Project Indirect Sales and Use Tax to City | | | | | | | | | | | | | | | | | | | | | |
| | \$ 19,575 | | | | | | | | | | | | | | | | | | | | |
| Project Direct Sales and Use Tax to City - Businesses | | | | | | | | | | | | | | | | | | | | | |
| | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%; text-align: center;">Taxable Sales Per Square Feet</th> <th style="width: 10%; text-align: center;">Square Footage</th> <th style="width: 20%;"></th> </tr> </thead> <tbody> <tr> <td>Taxable Sales</td> <td></td> <td></td> <td></td> </tr> <tr> <td> Retail Buildings / (iv)</td> <td style="text-align: right;">\$ 323</td> <td style="text-align: right;">135,714</td> <td style="text-align: right;">43,787,439</td> </tr> <tr> <td> Office Buildings</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">142,857</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Total Direct Taxable Sales</td> <td></td> <td style="text-align: right;"><u>278,571</u></td> <td style="text-align: right;"><u>43,787,439</u></td> </tr> </tbody> </table> | | Taxable Sales Per Square Feet | Square Footage | | Taxable Sales | | | | Retail Buildings / (iv) | \$ 323 | 135,714 | 43,787,439 | Office Buildings | \$ - | 142,857 | - | Total Direct Taxable Sales | | <u>278,571</u> | <u>43,787,439</u> |
| | Taxable Sales Per Square Feet | Square Footage | | | | | | | | | | | | | | | | | | | |
| Taxable Sales | | | | | | | | | | | | | | | | | | | | | |
| Retail Buildings / (iv) | \$ 323 | 135,714 | 43,787,439 | | | | | | | | | | | | | | | | | | |
| Office Buildings | \$ - | 142,857 | - | | | | | | | | | | | | | | | | | | |
| Total Direct Taxable Sales | | <u>278,571</u> | <u>43,787,439</u> | | | | | | | | | | | | | | | | | | |
| Project Direct Sales and Use Tax to City | | | | | | | | | | | | | | | | | | | | | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 367,814 | | | | | | | | | | | | | | | | | | | | |
| Total Project Direct Sales and Use Tax to City | <u>\$ 367,814</u> | | | | | | | | | | | | | | | | | | | | |

Footnote:

(i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
(ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
(iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
(iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 7

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2015 | Measure / (ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|---------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 12,001 | Y | 100% | 2.71 | per person served | 248 | 671 |
| Utility Taxes | 544,358 | Y | 100% | 122.76 | per person served | 248 | 30,443 |
| Solid Waste Tax | 37,502 | Y | 100% | 8.46 | per person served | 248 | 2,097 |
| Telephone Tax | 175,010 | Y | 100% | 39.47 | per person served | 248 | 9,787 |
| Electrical Tax | 262,516 | Y | 100% | 59.20 | per person served | 248 | 14,681 |
| Water Utility Tax | 27,252 | Y | 100% | 6.15 | per person served | 248 | 1,524 |
| Wastewater Utility Tax | 42,078 | Y | 100% | 9.49 | per person served | 248 | 2,353 |
| Pull Tabs/Punch Boards | 4,500 | Y | 100% | 1.01 | per person served | 248 | 252 |
| Licenses and Permits | 179,948 | Y | 100% | 40.58 | per person served | 248 | 10,064 |
| Intergovernmental | 551,355 | Y | 100% | 124.33 | per person served | 248 | 30,835 |
| Charges for Services | 128,103 | Y | 100% | 28.89 | per person served | 248 | 7,164 |
| Fines and Forfeits | 210,138 | Y | 100% | 47.39 | per person served | 248 | 11,752 |
| Miscellaneous Revenues | 93,881 | Y | 100% | 21.17 | per person served | 248 | 5,250 |
| Total General Fund Revenue | <u>1,724,283</u> | | | <u>388.83</u> | | | <u>96,431</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 7

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Cost | Budget FY 2008 /(i) | | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|--------|------------------|-------------------|---------------|-------------------|-------|
| | Budget | Adjustment | Factor | 2015 | | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | (e) | (f)=(e)*(d) | | |
| Legislative | \$ 14,820 | 100% | 100% | 3.34 | per person served | 248 | \$ 829 | |
| Judicial | 284,369 | 100% | 100% | 64.13 | per person served | 248 | 15,903 | |
| Executive | 17,012 | 100% | 100% | 3.84 | per person served | 248 | 951 | |
| Administration | 366,408 | 100% | 100% | 82.63 | per person served | 248 | 20,491 | |
| Economic Development | 164,655 | 100% | 100% | 37.13 | per person served | 248 | 9,208 | |
| City Clerk | 94,836 | 100% | 100% | 21.39 | per person served | 248 | 5,304 | |
| Finance | 275,895 | 100% | 100% | 62.22 | per person served | 248 | 15,429 | |
| Legal | 140,008 | 100% | 100% | 31.57 | per person served | 248 | 7,830 | |
| Employee Benefit Program | 3,750 | 100% | 100% | 0.85 | per person served | 248 | 210 | |
| Central Services | 64,416 | 100% | 100% | 14.53 | per person served | 248 | 3,602 | |
| Information Tech. Central Services | 115,394 | 100% | 100% | 26.02 | per person served | 248 | 6,453 | |
| Total Other Gov't Services | 53,528 | 100% | 100% | 12.07 | per person served | 248 | 2,994 | |
| Law Enforcement | 1,659,219 | 60% | 100% | 224.50 | per person served | 248 | 55,675 | (iii) |
| Physical Environment | 49,378 | 100% | 100% | 11.13 | per person served | 248 | 2,761 | |
| Stewardship Department | 157,344 | 100% | 100% | 35.48 | per person served | 248 | 8,800 | |
| Community Development Department | 157,439 | 100% | 100% | 35.50 | per person served | 248 | 8,805 | |
| Building Department | 113,221 | 0% | 100% | - | per person served | 248 | - | (iv) |
| Planning Department | 111,595 | 0% | 100% | - | per person served | 248 | - | (iv) |
| Pass Through Costs/Deve.Reg. | - | 0% | 0% | - | per person served | 248 | - | |
| Code Enforcement | - | 0% | 0% | - | per person served | 248 | - | (iv) |
| Mental and Physical Health | 1,125 | 100% | 100% | 0.25 | per person served | 248 | 63 | |
| Parks and Recreation | 4,000 | 100% | 100% | 0.90 | per person served | 248 | 224 | |
| Fire Department | 791,514 | 100% | 100% | 178.49 | per person served | 248 | 44,266 | |
| Non Expenditure | - | 0% | 0% | - | per person served | 248 | - | |
| General Fund Total | <u>\$ 4,932,567</u> | | | <u>\$ 845.96</u> | | | <u>\$ 209,799</u> | |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 8

APPENDIX C

**TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*(b) | Total New Building Value (f)=(c)*(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|-------------------------------------------------|-----------------|----------------------------------------------------|------------------|------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 51,711 | - | \$ 169,907 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 44,324 | - | 177,295 | - | - | - | - |
| Townhomes | 140,358 | 92 | 210,537 | - | 12,912,961 | - | 12,912,961 |
| Duets | 196,502 | 15 | 294,752 | - | 2,947,524 | - | 2,947,524 |
| Duet Alley | 196,502 | - | 294,752 | - | - | - | - |
| 35x90 alley | 176,851 | - | 265,277 | - | - | - | - |
| 40x85 alley | 190,887 | - | 286,331 | - | - | - | - |
| 40x90 alley | 202,116 | - | 303,174 | - | - | - | - |
| 45x80 alley | 202,116 | - | 303,174 | - | - | - | - |
| 40x90 | 202,116 | - | 303,174 | - | - | - | - |
| 40x100 | 224,573 | - | 336,860 | - | - | - | - |
| 45x85 | 214,748 | - | 322,122 | - | - | - | - |
| 45x100 | 252,645 | - | 378,967 | - | - | - | - |
| 50x90 | 252,645 | - | 378,967 | - | - | - | - |
| 50x100 | 280,717 | 25 | 421,075 | - | 7,017,913 | - | 7,017,913 |
| 55x100 | 308,788 | - | 463,182 | - | - | - | - |
| 60x100 | 336,860 | 6 | 505,290 | - | 2,021,159 | - | 2,021,159 |
| 70x100 | 393,003 | - | 589,505 | - | - | - | - |
| 80x100 | 449,146 | - | 673,720 | - | - | - | - |
| Cluster | 202,116 | - | 303,174 | - | - | - | - |
| Carriage | 306,572 | - | 459,858 | - | - | - | - |
| | | <u>138</u> | | <u>-</u> | | | <u>24,899,557</u> (A) |
| Existing Developed Lots | | | | | | | |
| Product Type | Existing Land Value per Unit | | Existing Unit Value (ii) Building and Lot Value | | Total Existing Land Value (e)=(a)*(b) | Total Existing Building Value (f)=(c)*(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 51,711 | - | \$ 221,618 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 44,324 | - | 221,618 | - | - | - | - |
| Townhomes | 140,358 | 92 | 350,896 | - | 12,912,961 | - | 12,912,961 |
| Duets | 196,502 | 15 | 491,254 | - | 2,947,524 | - | 2,947,524 |
| Duet Alley | 196,502 | - | 491,254 | - | - | - | - |
| 35x90 alley | 176,851 | - | 442,129 | - | - | - | - |
| 40x85 alley | 190,887 | - | 477,218 | - | - | - | - |
| 40x90 alley | 202,116 | - | 505,290 | - | - | - | - |
| 45x80 alley | 202,116 | - | 505,290 | - | - | - | - |
| 40x90 | 202,116 | - | 505,290 | - | - | - | - |
| 40x100 | 224,573 | - | 561,433 | - | - | - | - |
| 45x85 | 214,748 | - | 536,870 | - | - | - | - |
| 45x100 | 252,645 | - | 631,612 | - | - | - | - |
| 50x90 | 252,645 | - | 631,612 | - | - | - | - |
| 50x100 | 280,717 | 24 | 701,791 | - | 6,737,197 | - | 6,737,197 |
| 55x100 | 308,788 | - | 771,970 | - | - | - | - |
| 60x100 | 336,860 | 6 | 842,150 | - | 2,021,159 | - | 2,021,159 |
| 70x100 | 393,003 | - | 982,508 | - | - | - | - |
| 80x100 | 449,146 | - | 1,122,866 | - | - | - | - |
| Cluster | 202,116 | - | 505,290 | - | - | - | - |
| Carriage | 306,572 | - | 766,430 | - | - | - | - |
| | | <u>137</u> | | <u>-</u> | | | <u>24,618,840</u> (B) |
| Non-Residential | | | | | | | |
| | Mix | | Building Sq. Ft. | | Assessed Value Per Sq. Ft. (i) | | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 49% | | 13,571 | | \$ 226.36 | | \$ 3,072,010 |
| Office Buildings | 51% | | 14,286 | | 147.53 | | 2,107,533 |
| | <u>100%</u> | | <u>27,857</u> | | | | <u>5,179,543</u> (C) |
| From Prior Years | | | | | | | |
| Retail Buildings | 49% | | 135,714 | | \$ 226.36 | | \$ 30,720,102 |
| Office Buildings | 51% | | 142,857 | | 147.53 | | 21,075,325 |
| | <u>100%</u> | | <u>278,571</u> | | | | <u>51,795,427</u> (D) |
| Raw Land | | | | | | | |
| | Raw Land Acreage | | Percentage of Total Land | | Assessed Value Per Acre (i) | | |
| Raw Land for Residential | 280.15 | | 74.35% | | \$ 108,593 | | \$ 30,422,503 |
| Raw Land for Non-Residential | 11.41 | | 3.03% | | \$ 108,593 | | \$ 1,238,774 |
| Total Value for Raw Land | <u>291.56</u> | | <u>77.38%</u> | | | | <u>\$ 31,661,277</u> (E) |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | | \$ 138,154,644 |

Footnote:

- (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
- (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 8

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|------------|
| Total Project Assessed Valuation | | | | \$ 138,154,644 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.67 | (B) |
| City Tax Share | | | | 91,949 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 91,949 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.71 | (D) |
| City Tax Share | | | | 97,543 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 97,543 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 9,372,339 | 2,256 | - | \$ 1.37 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ - | |
| City Tax Share, Dollars | | | (F) = (B)+(D) | 1.37 | (F) |
| City Tax Share-Rounded | | | | \$ - | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | - | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 149,286 | | | 813 | |
| Office | 157,143 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 184 | |
| Office | | | | 362 | |
| Total Employees | | | | 546 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 30,079,099 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 76,414,267 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 34,427,359 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 150,395 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 21,741 | (K) |
| Total Amount, Rounded | | | | \$ 172,137 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 8
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------|----------------|-----------------|---------------|--|--|------------|-------------------------|--------|---------|------------|------------------|------|---------|---|----------------------------|--|----------------|-------------------|
| Residential | | | | | | | | | | | | | | | | | | | | | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ - (A) | | | | | | | | | | | | | | | | | | | | |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ - (B) | | | | | | | | | | | | | | | | | | | | |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ - (C) | | | | | | | | | | | | | | | | | | | | |
| Projected Off-Site Taxable Sales Captured in City (@48%) | (D) = (C)* 48% \$ - (D) | | | | | | | | | | | | | | | | | | | | |
| Project Indirect Sales and Use Tax to City - New Residents | | | | | | | | | | | | | | | | | | | | | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | | | | | | | | | | | | | | | | | | | | | |
| Assessed Valuation Percentage | | | | | | | | | | | | | | | | | | | | | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ - \$ - | | | | | | | | | | | | | | | | | | | | |
| Per Capita | | | | | | | | | | | | | | | | | | | | | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 10%; text-align: center;">Budget</th> <th style="width: 10%; text-align: center;">Factor</th> <th style="width: 10%; text-align: center;">Resident Factor</th> <th style="width: 10%; text-align: center;">Units</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">\$ 361,362</td> <td style="text-align: right;">81.49</td> <td style="text-align: right;">100%</td> <td style="text-align: center;">-</td> <td style="text-align: right;">\$ -</td> </tr> </tbody> </table> | | Budget | Factor | Resident Factor | Units | | | \$ 361,362 | 81.49 | 100% | - | \$ - | | | | | | | | |
| | Budget | Factor | Resident Factor | Units | | | | | | | | | | | | | | | | | |
| | \$ 361,362 | 81.49 | 100% | - | \$ - | | | | | | | | | | | | | | | | |
| Project Indirect Sales and Use Tax to City - New Employees | | | | | | | | | | | | | | | | | | | | | |
| Per Capita | | | | | | | | | | | | | | | | | | | | | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 10%; text-align: center;">Budget</th> <th style="width: 10%; text-align: center;">Factor</th> <th style="width: 10%; text-align: center;">Employee Factor</th> <th style="width: 10%; text-align: center;">Units</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">\$ 361,362</td> <td style="text-align: right;">81.49</td> <td style="text-align: right;">50%</td> <td style="text-align: center;">273</td> <td style="text-align: right;">\$ 22,246</td> </tr> </tbody> </table> | | Budget | Factor | Employee Factor | Units | | | \$ 361,362 | 81.49 | 50% | 273 | \$ 22,246 | | | | | | | | |
| | Budget | Factor | Employee Factor | Units | | | | | | | | | | | | | | | | | |
| | \$ 361,362 | 81.49 | 50% | 273 | \$ 22,246 | | | | | | | | | | | | | | | | |
| Total Project Indirect Sales and Use Tax to City | | | | | | | | | | | | | | | | | | | | | |
| | \$ 22,246 | | | | | | | | | | | | | | | | | | | | |
| Project Direct Sales and Use Tax to City - Businesses | | | | | | | | | | | | | | | | | | | | | |
| | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 10%; text-align: center;">Taxable Sales Per Square Feet</th> <th style="width: 10%; text-align: center;">Square Footage</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>Taxable Sales</td> <td></td> <td></td> <td></td> </tr> <tr> <td> Retail Buildings / (iv)</td> <td style="text-align: right;">\$ 333</td> <td style="text-align: right;">149,286</td> <td style="text-align: right;">49,726,767</td> </tr> <tr> <td> Office Buildings</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">157,143</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Total Direct Taxable Sales</td> <td></td> <td style="text-align: right;"><u>306,429</u></td> <td style="text-align: right;"><u>49,726,767</u></td> </tr> </tbody> </table> | | Taxable Sales Per Square Feet | Square Footage | | Taxable Sales | | | | Retail Buildings / (iv) | \$ 333 | 149,286 | 49,726,767 | Office Buildings | \$ - | 157,143 | - | Total Direct Taxable Sales | | <u>306,429</u> | <u>49,726,767</u> |
| | Taxable Sales Per Square Feet | Square Footage | | | | | | | | | | | | | | | | | | | |
| Taxable Sales | | | | | | | | | | | | | | | | | | | | | |
| Retail Buildings / (iv) | \$ 333 | 149,286 | 49,726,767 | | | | | | | | | | | | | | | | | | |
| Office Buildings | \$ - | 157,143 | - | | | | | | | | | | | | | | | | | | |
| Total Direct Taxable Sales | | <u>306,429</u> | <u>49,726,767</u> | | | | | | | | | | | | | | | | | | |
| Project Direct Sales and Use Tax to City | | | | | | | | | | | | | | | | | | | | | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 417,705 | | | | | | | | | | | | | | | | | | | | |
| Total Project Direct Sales and Use Tax to City | <u>\$ 417,705</u> | | | | | | | | | | | | | | | | | | | | |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 8

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2016 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|----------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 12,390 | Y | 100% | 2.79 | per person served | 273 | 763 |
| Utility Taxes | 561,995 | Y | 100% | 126.73 | per person served | 273 | 34,598 |
| Solid Waste Tax | 38,717 | Y | 100% | 8.73 | per person served | 273 | 2,384 |
| Telephone Tax | 180,681 | Y | 100% | 40.74 | per person served | 273 | 11,123 |
| Electrical Tax | 271,021 | Y | 100% | 61.12 | per person served | 273 | 16,685 |
| Water Utility Tax | 28,135 | Y | 100% | 6.34 | per person served | 273 | 1,732 |
| Wastewater Utility Tax | 43,441 | Y | 100% | 9.80 | per person served | 273 | 2,674 |
| Pull Tabs/Punch Boards | 4,646 | Y | 100% | 1.05 | per person served | 273 | 286 |
| Licenses and Permits | 185,779 | Y | 100% | 41.89 | per person served | 273 | 11,437 |
| Intergovernmental | 569,219 | Y | 100% | 128.36 | per person served | 273 | 35,043 |
| Charges for Services | 132,253 | Y | 100% | 29.82 | per person served | 273 | 8,142 |
| Fines and Forfeits | 216,946 | Y | 100% | 48.92 | per person served | 273 | 13,356 |
| Miscellaneous Revenues | 96,922 | Y | 100% | 21.86 | per person served | 273 | 5,967 |
| Total General Fund Revenue | <u>1,780,150</u> | | | <u>401.43</u> | | | <u>109,591</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 8

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS**

**Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Cost | Budget FY 2008 /(i) | | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|--------|------------------|-------------------|---------------|---------------------|-------|
| | Budget | Adjustment | Factor | 2016 | | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | (e) | (f)=(e)*(d) | | |
| Legislative | \$ 15,300 | 100% | 100% | 3.45 | per person served | 273 | \$ 942 | |
| Judicial | 293,583 | 100% | 100% | 66.20 | per person served | 273 | 18,074 | |
| Executive | 17,563 | 100% | 100% | 3.96 | per person served | 273 | 1,081 | |
| Administration | 378,280 | 100% | 100% | 85.30 | per person served | 273 | 23,288 | |
| Economic Development | 169,990 | 100% | 100% | 38.33 | per person served | 273 | 10,465 | |
| City Clerk | 97,908 | 100% | 100% | 22.08 | per person served | 273 | 6,028 | |
| Finance | 284,834 | 100% | 100% | 64.23 | per person served | 273 | 17,535 | |
| Legal | 144,545 | 100% | 100% | 32.60 | per person served | 273 | 8,899 | |
| Employee Benefit Program | 3,872 | 100% | 100% | 0.87 | per person served | 273 | 238 | |
| Central Services | 66,503 | 100% | 100% | 15.00 | per person served | 273 | 4,094 | |
| Information Tech. Central Services | 119,133 | 100% | 100% | 26.87 | per person served | 273 | 7,334 | |
| Total Other Gov't Services | 55,263 | 100% | 100% | 12.46 | per person served | 273 | 3,402 | |
| Law Enforcement | 1,712,978 | 60% | 100% | 231.77 | per person served | 273 | 63,273 | (iii) |
| Physical Environment | 50,978 | 100% | 100% | 11.50 | per person served | 273 | 3,138 | |
| Stewardship Department | 162,442 | 100% | 100% | 36.63 | per person served | 273 | 10,000 | |
| Community Development Department | 162,540 | 100% | 100% | 36.65 | per person served | 273 | 10,006 | |
| Building Department | 116,889 | 0% | 100% | - | per person served | 273 | - | (iv) |
| Planning Department | 115,211 | 0% | 100% | - | per person served | 273 | - | (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 273 | - | |
| Code Enforcement | - | 0% | 0% | - | per person served | 273 | - | (iv) |
| Mental and Physical Health | 1,162 | 100% | 100% | 0.26 | per person served | 273 | 72 | |
| Parks and Recreation | 4,130 | 100% | 100% | 0.93 | per person served | 273 | 254 | |
| Fire Department | 817,159 | 100% | 100% | 184.27 | per person served | 273 | 50,307 | |
| Non Expenditure | - | 0% | 0% | - | per person served | 273 | - | |
| General Fund Total | <u>\$ 5,092,382</u> | | | <u>\$ 873.37</u> | | | <u>\$ 238,431</u> | |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 9

**APPENDIX C
TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*(b) | Total New Building Value (f)=(c)*(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|---------------------------------------------------------|-----------------|----------------------------------------------------|------------------|------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 54,296 | - | \$ 178,403 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 46,540 | - | 186,159 | - | - | - | - |
| Townhomes | 147,376 | 93 | 221,064 | 92 | 13,705,985 | 20,337,913 | 34,043,898 |
| Duets | 206,327 | 16 | 309,490 | 15 | 3,301,226 | 4,642,350 | 7,943,576 |
| Duet Alley | 206,327 | - | 309,490 | - | - | - | - |
| 35x90 alley | 185,694 | - | 278,541 | - | - | - | - |
| 40x85 alley | 200,432 | - | 300,647 | - | - | - | - |
| 40x90 alley | 212,222 | - | 318,333 | - | - | - | - |
| 45x80 alley | 212,222 | - | 318,333 | - | - | - | - |
| 40x90 | 212,222 | - | 318,333 | - | - | - | - |
| 40x100 | 235,802 | - | 353,703 | - | - | - | - |
| 45x85 | 225,486 | - | 338,228 | - | - | - | - |
| 45x100 | 265,277 | - | 397,916 | - | - | - | - |
| 50x90 | 265,277 | - | 397,916 | - | - | - | - |
| 50x100 | 294,752 | 25 | 442,129 | 24 | 7,368,809 | 10,611,085 | 17,979,894 |
| 55x100 | 324,228 | - | 486,341 | - | - | - | - |
| 60x100 | 353,703 | 6 | 530,554 | 6 | 2,122,217 | 3,183,325 | 5,305,542 |
| 70x100 | 412,653 | - | 618,980 | - | - | - | - |
| 80x100 | 471,604 | - | 707,406 | - | - | - | - |
| Cluster | 212,222 | - | 318,333 | - | - | - | - |
| Carriage | 321,901 | - | 482,851 | - | - | - | - |
| | | <u>140</u> | | <u>137</u> | | | <u>65,272,910</u> (A) |
| Existing Developed Lots | | | | | | | |
| Product Type | Existing Developed Lots Existing Land Value per Unit | | Existing Unit Value (ii) Building and Lot Value | | Total Existing Land Value (e)=(a)*(b) | Total Existing Building Value (f)=(c)*(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 54,296 | - | \$ 232,699 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 46,540 | - | 232,699 | - | - | - | - |
| Townhomes | 147,376 | 184 | 368,440 | - | 27,117,217 | - | 27,117,217 |
| Duets | 206,327 | 30 | 515,817 | - | 6,189,800 | - | 6,189,800 |
| Duet Alley | 206,327 | - | 515,817 | - | - | - | - |
| 35x90 alley | 185,694 | - | 464,235 | - | - | - | - |
| 40x85 alley | 200,432 | - | 501,079 | - | - | - | - |
| 40x90 alley | 212,222 | - | 530,554 | - | - | - | - |
| 45x80 alley | 212,222 | - | 530,554 | - | - | - | - |
| 40x90 | 212,222 | - | 530,554 | - | - | - | - |
| 40x100 | 235,802 | - | 589,505 | - | - | - | - |
| 45x85 | 225,486 | - | 563,714 | - | - | - | - |
| 45x100 | 265,277 | - | 663,193 | - | - | - | - |
| 50x90 | 265,277 | - | 663,193 | - | - | - | - |
| 50x100 | 294,752 | 49 | 736,881 | - | 14,442,866 | - | 14,442,866 |
| 55x100 | 324,228 | - | 810,569 | - | - | - | - |
| 60x100 | 353,703 | 12 | 884,257 | - | 4,244,434 | - | 4,244,434 |
| 70x100 | 412,653 | - | 1,031,633 | - | - | - | - |
| 80x100 | 471,604 | - | 1,179,009 | - | - | - | - |
| Cluster | 212,222 | - | 530,554 | - | - | - | - |
| Carriage | 321,901 | - | 804,752 | - | - | - | - |
| | | <u>275</u> | | <u>-</u> | | | <u>51,994,316</u> (B) |
| Non-Residential | | | | | | | |
| | Mix | | Building Sq. Ft. | | Assessed Value Per Sq. Ft. (i) | | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 49% | | 13,571 | | \$ 230.89 | | \$ 3,133,450 |
| Office Buildings | 51% | | 14,286 | | 150.48 | | 2,149,683 |
| | <u>100%</u> | | <u>27,857</u> | | | | <u>5,283,134</u> (C) |
| From Prior Years | | | | | | | |
| Retail Buildings | 49% | | 149,286 | | \$ 230.89 | | \$ 34,467,954 |
| Office Buildings | 51% | | 157,143 | | 150.48 | | 23,646,515 |
| | <u>100%</u> | | <u>306,429</u> | | | | <u>58,114,469</u> (D) |
| Raw Land | | | | | | | |
| | Raw Land Acreage | | Percentage of Total Land | | Assessed Value Per Acre (i) | | |
| Raw Land for Residential | 258.45 | | 68.59% | | \$ 114,023 | | \$ 29,468,577 |
| Raw Land for Non-Residential | 7.61 | | 2.02% | | \$ 114,023 | | \$ 867,142 |
| Total Value for Raw Land | <u>266.05</u> | | <u>70.61%</u> | | | | <u>\$ 30,335,719</u> (E) |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | | <u>\$ 211,000,549</u> |

Footnote:

- (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
- (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 9

APPENDIX C

**TABLE 2 - Raw Land Phasing and Property Tax Calculations
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|------------|
| Total Project Assessed Valuation | | | | \$ 211,000,549 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.64 | (B) |
| City Tax Share | | | | 135,415 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 135,415 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.68 | (D) |
| City Tax Share | | | | 143,653 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 143,653 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 9,840,955 | 2,368 | 329 | \$ 1.32 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ 779,224 | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | (F) |
| City Tax Share-Rounded | | | | 1.32 | |
| | | | | 1,030.60 | |
| | | | | \$ 1,031 | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | 329 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 162,857 | | | 813 | |
| Office | 171,429 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 200 | |
| Office | | | | 395 | |
| Total Employees | | | | 595 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 70,556,044 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 110,108,786 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 77,175,647 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 352,780 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 33,098 | (K) |
| Total Amount, Rounded | | | | \$ 385,878 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 9
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Residential | |
| Residential Building Valuation (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 64,624,455 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 19,387,337 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 5,816,201 (C) |
| Projected Off-Site Taxable Sales Captured in City (@51%) | (D) = (C)* 51% \$ 2,966,262 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 24,917 |
| | \$ 24,917 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 373,070 |
| <u>Budget</u> | <u>Factor</u> |
| 84.13 | Resident Factor |
| 100% | Units |
| 329 | \$ 27,678 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 373,070 |
| <u>Budget</u> | <u>Factor</u> |
| 84.13 | Employee Factor |
| 50% | Units |
| 298 | \$ 25,070 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 49,987 |
| Project Direct Sales and Use Tax to City - Businesses | |
| | Taxable Sales |
| | <u>Per Square Feet</u> |
| Taxable Sales | <u>Square Footage</u> |
| Retail Buildings / (iv) | \$ 344 162,857 56,004,997 |
| Office Buildings | \$ - 171,429 - |
| Total Direct Taxable Sales | 334,286 56,004,997 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 470,442 |
| Total Project Direct Sales and Use Tax to City | |
| | \$ 470,442 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 9

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2017 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|----------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 12,791 | Y | 100% | 2.88 | per person served | 627 | 1,807 |
| Utility Taxes | 580,203 | Y | 100% | 130.84 | per person served | 627 | 81,970 |
| Solid Waste Tax | 39,972 | Y | 100% | 9.01 | per person served | 627 | 5,647 |
| Telephone Tax | 186,535 | Y | 100% | 42.06 | per person served | 627 | 26,353 |
| Electrical Tax | 279,802 | Y | 100% | 63.10 | per person served | 627 | 39,530 |
| Water Utility Tax | 29,046 | Y | 100% | 6.55 | per person served | 627 | 4,104 |
| Wastewater Utility Tax | 44,848 | Y | 100% | 10.11 | per person served | 627 | 6,336 |
| Pull Tabs/Punch Boards | 4,797 | Y | 100% | 1.08 | per person served | 627 | 678 |
| Licenses and Permits | 191,798 | Y | 100% | 43.25 | per person served | 627 | 27,097 |
| Intergovernmental | 587,662 | Y | 100% | 132.52 | per person served | 627 | 83,024 |
| Charges for Services | 136,538 | Y | 100% | 30.79 | per person served | 627 | 19,290 |
| Fines and Forfeits | 223,975 | Y | 100% | 50.51 | per person served | 627 | 31,643 |
| Miscellaneous Revenues | 100,063 | Y | 100% | 22.56 | per person served | 627 | 14,137 |
| Total General Fund Revenue | <u>1,837,827</u> | | | <u>414.44</u> | | | <u>259,646</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 9

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS**

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|------------|------------------|-------------------|---------------------|-------------------|
| | Budget | Adjustment | Factor | 2017 | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 15,796 | 100% | 100% | 3.56 | per person served | 627 | \$ 2,232 |
| Judicial | 303,095 | 100% | 100% | 68.35 | per person served | 627 | 42,821 |
| Executive | 18,133 | 100% | 100% | 4.09 | per person served | 627 | 2,562 |
| Administration | 390,536 | 100% | 100% | 88.07 | per person served | 627 | 55,174 |
| Economic Development | 175,497 | 100% | 100% | 39.58 | per person served | 627 | 24,794 |
| City Clerk | 101,081 | 100% | 100% | 22.79 | per person served | 627 | 14,281 |
| Finance | 294,063 | 100% | 100% | 66.31 | per person served | 627 | 41,545 |
| Legal | 149,228 | 100% | 100% | 33.65 | per person served | 627 | 21,083 |
| Employee Benefit Program | 3,997 | 100% | 100% | 0.90 | per person served | 627 | 565 |
| Central Services | 68,658 | 100% | 100% | 15.48 | per person served | 627 | 9,700 |
| Information Tech. Central Services | 122,993 | 100% | 100% | 27.74 | per person served | 627 | 17,376 |
| Total Other Gov't Services | 57,053 | 100% | 100% | 12.87 | per person served | 627 | 8,060 |
| Law Enforcement | 1,768,478 | 60% | 100% | 239.28 | per person served | 627 | 149,909 (iii) |
| Physical Environment | 52,629 | 100% | 100% | 11.87 | per person served | 627 | 7,435 |
| Stewardship Department | 167,705 | 100% | 100% | 37.82 | per person served | 627 | 23,693 |
| Community Development Department | 167,807 | 100% | 100% | 37.84 | per person served | 627 | 23,708 |
| Building Department | 120,676 | 0% | 100% | - | per person served | 627 | - (iv) |
| Planning Department | 118,944 | 0% | 100% | - | per person served | 627 | - (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 627 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 627 | - (iv) |
| Mental and Physical Health | 1,199 | 100% | 100% | 0.27 | per person served | 627 | 169 |
| Parks and Recreation | 4,264 | 100% | 100% | 0.96 | per person served | 627 | 602 |
| Fire Department | 843,635 | 100% | 100% | 190.24 | per person served | 627 | 119,188 |
| Non Expenditure | - | 0% | 0% | - | per person served | 627 | - |
| General Fund Total | <u>\$ 5,257,376</u> | | | <u>\$ 901.67</u> | | | <u>\$ 564,896</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 10

APPENDIX C

**TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*(b) | Total New Building Value (f)=(c)*(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|-------------------------------------------------|-----------------|----------------------------------------------------|------------------|------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 57,011 | - | \$ 187,323 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 48,867 | - | 195,467 | - | - | - | - |
| Townhomes | 154,745 | 20 | 232,117 | 92 | 3,094,900 | 21,354,809 | 24,449,708 |
| Duets | 216,643 | 27 | 324,964 | 15 | 5,849,361 | 4,874,467 | 10,723,828 |
| Duet Alley | 216,643 | - | 324,964 | - | - | - | - |
| 35x90 alley | 194,979 | - | 292,468 | - | - | - | - |
| 40x85 alley | 210,453 | - | 315,680 | - | - | - | - |
| 40x90 alley | 222,833 | - | 334,249 | - | - | - | - |
| 45x80 alley | 222,833 | - | 334,249 | - | - | - | - |
| 40x90 | 222,833 | - | 334,249 | - | - | - | - |
| 40x100 | 247,592 | 33 | 371,388 | - | 8,170,535 | - | 8,170,535 |
| 45x85 | 236,760 | - | 355,140 | - | - | - | - |
| 45x100 | 278,541 | - | 417,811 | - | - | - | - |
| 50x90 | 278,541 | - | 417,811 | - | - | - | - |
| 50x100 | 309,490 | 46 | 464,235 | 25 | 14,236,539 | 11,605,874 | 25,842,413 |
| 55x100 | 340,439 | - | 510,658 | - | - | - | - |
| 60x100 | 371,388 | 40 | 557,082 | 6 | 14,855,519 | 3,342,492 | 18,198,011 |
| 70x100 | 433,286 | - | 649,929 | - | - | - | - |
| 80x100 | 495,184 | - | 742,776 | - | - | - | - |
| Cluster | 222,833 | - | 334,249 | - | - | - | - |
| Carriage | 337,996 | - | 506,993 | - | - | - | - |
| | | <u>166</u> | | <u>138</u> | | | <u>87,384,496</u> (A) |
| Existing Developed Lots | | | | | | | |
| Product Type | Existing Land Value per Unit | | Existing Unit Value (ii) Building and Lot Value | | Total Existing Land Value (e)=(a)*(b) | Total Existing Building Value (f)=(c)*(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 57,011 | - | \$ 244,334 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 48,867 | - | 244,334 | - | - | - | - |
| Townhomes | 154,745 | 185 | 386,862 | 92 | 28,627,823 | 35,591,348 | 64,219,171 |
| Duets | 216,643 | 31 | 541,607 | 15 | 6,715,933 | 8,124,112 | 14,840,044 |
| Duet Alley | 216,643 | - | 541,607 | - | - | - | - |
| 35x90 alley | 194,979 | - | 487,447 | - | - | - | - |
| 40x85 alley | 210,453 | - | 526,133 | - | - | - | - |
| 40x90 alley | 222,833 | - | 557,082 | - | - | - | - |
| 45x80 alley | 222,833 | - | 557,082 | - | - | - | - |
| 40x90 | 222,833 | - | 557,082 | - | - | - | - |
| 40x100 | 247,592 | - | 618,980 | - | - | - | - |
| 45x85 | 236,760 | - | 591,900 | - | - | - | - |
| 45x100 | 278,541 | - | 696,352 | - | - | - | - |
| 50x90 | 278,541 | - | 696,352 | - | - | - | - |
| 50x100 | 309,490 | 50 | 773,725 | 24 | 15,474,499 | 18,569,399 | 34,043,898 |
| 55x100 | 340,439 | - | 851,097 | - | - | - | - |
| 60x100 | 371,388 | 12 | 928,470 | 6 | 4,456,656 | 5,570,820 | 10,027,475 |
| 70x100 | 433,286 | - | 1,083,215 | - | - | - | - |
| 80x100 | 495,184 | - | 1,237,960 | - | - | - | - |
| Cluster | 222,833 | - | 557,082 | - | - | - | - |
| Carriage | 337,996 | - | 844,989 | - | - | - | - |
| | | <u>278</u> | | <u>137</u> | | | <u>123,130,588</u> (B) |
| Non-Residential | | | | | | | |
| | Mix | | Building Sq. Ft. | | Assessed Value Per Sq. Ft. (i) | | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 49% | | 13,571 | | \$ 235.50 | | 3,196,119 |
| Office Buildings | 51% | | 14,286 | | 153.49 | | 2,192,677 |
| | <u>100%</u> | | <u>27,857</u> | | | | <u>5,388,796</u> (C) |
| From Prior Years | | | | | | | |
| Retail Buildings | 49% | | 162,857 | | \$ 235.50 | | 38,353,433 |
| Office Buildings | 51% | | 171,429 | | 153.49 | | 26,312,122 |
| | <u>100%</u> | | <u>334,286</u> | | | | <u>64,665,555</u> (D) |
| Raw Land | | | | | | | |
| | Raw Land Acreage | | Percentage of Total Land | | Assessed Value Per Acre (i) | | |
| Raw Land for Residential | 205.91 | | 54.65% | | \$ 119,724 | \$ | 24,651,720 |
| Raw Land for Non-Residential | 3.80 | | 1.01% | | \$ 119,724 | \$ | 455,250 |
| Total Value for Raw Land | <u>209.71</u> | | <u>55.65%</u> | | | | <u>\$ 25,106,969</u> (E) |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | | \$ 305,676,404 |

Footnote:

- (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
- (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 10

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|------------|
| Total Project Assessed Valuation | | | | \$ 305,676,404 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.67 | (B) |
| City Tax Share | | | | 204,298 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 204,298 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.86 | (D) |
| City Tax Share | | | | 262,882 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 262,882 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 10,333,003 | 2,487 | 661 | \$ 1.53 | |
| Total City Share of Property Taxes, Levy Rate | | | | 1.53 | (F) |
| City Tax Share, Dollars | | | | 2,512.34 | |
| City Tax Share-Rounded | | | | \$ 2,512 | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | 661 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 176,429 | | | 813 | |
| Office | 185,714 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 217 | |
| Office | | | | 428 | |
| Total Employees | | | | 645 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 92,773,292 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 187,796,143 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 104,801,612 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 463,866 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 60,142 | (K) |
| Total Amount, Rounded | | | | \$ 524,008 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 10
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 136,485,081 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 40,945,524 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 12,283,657 (C) |
| Projected Off-Site Taxable Sales Captured in City (@54%) | (D) = (C)* 54% \$ 6,633,175 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 55,719 |
| | \$ 55,719 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 385,157 |
| <u>Budget</u> | <u>Factor</u> |
| 86.85 | Resident Factor |
| 100% | Units |
| 661 | \$ 57,411 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 385,157 |
| <u>Budget</u> | <u>Factor</u> |
| 86.85 | Employee Factor |
| 50% | Units |
| 323 | \$ 28,054 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 83,773 |
| Project Direct Sales and Use Tax to City - Businesses | |
| | Taxable Sales |
| | <u>Per Square Feet</u> |
| Taxable Sales | <u>Square Footage</u> |
| Retail Buildings / (iv) | \$ 355 |
| Office Buildings | 176,429 |
| Total Direct Taxable Sales | 62,637,856 |
| | \$ - |
| | 185,714 |
| | 362,143 |
| | 62,637,856 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 526,158 |
| Total Project Direct Sales and Use Tax to City | \$ 526,158 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 10

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2018 | Measure / (ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|----------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 13,205 | Y | 100% | 2.98 | per person served | 984 | 2,929 |
| Utility Taxes | 599,002 | Y | 100% | 135.08 | per person served | 984 | 132,849 |
| Solid Waste Tax | 41,267 | Y | 100% | 9.31 | per person served | 984 | 9,152 |
| Telephone Tax | 192,579 | Y | 100% | 43.43 | per person served | 984 | 42,711 |
| Electrical Tax | 288,868 | Y | 100% | 65.14 | per person served | 984 | 64,066 |
| Water Utility Tax | 29,987 | Y | 100% | 6.76 | per person served | 984 | 6,651 |
| Wastewater Utility Tax | 46,301 | Y | 100% | 10.44 | per person served | 984 | 10,269 |
| Pull Tabs/Punch Boards | 4,952 | Y | 100% | 1.12 | per person served | 984 | 1,098 |
| Licenses and Permits | 198,012 | Y | 100% | 44.65 | per person served | 984 | 43,916 |
| Intergovernmental | 606,702 | Y | 100% | 136.81 | per person served | 984 | 134,557 |
| Charges for Services | 140,962 | Y | 100% | 31.79 | per person served | 984 | 31,263 |
| Fines and Forfeits | 231,232 | Y | 100% | 52.14 | per person served | 984 | 51,283 |
| Miscellaneous Revenues | 103,305 | Y | 100% | 23.30 | per person served | 984 | 22,911 |
| Total General Fund Revenue | <u>1,897,372</u> | | | <u>427.87</u> | | | <u>420,806</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 10

APPENDIX C

TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|------------|------------------|-------------------|------------------|-------------------|
| | Budget | Adjustment | Factor | 2018 | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 16,307 | 100% | 100% | 3.68 | per person served | 984 | \$ 3,617 |
| Judicial | 312,915 | 100% | 100% | 70.56 | per person served | 984 | 69,400 |
| Executive | 18,720 | 100% | 100% | 4.22 | per person served | 984 | 4,152 |
| Administration | 403,189 | 100% | 100% | 90.92 | per person served | 984 | 89,421 |
| Economic Development | 181,183 | 100% | 100% | 40.86 | per person served | 984 | 40,184 |
| City Clerk | 104,356 | 100% | 100% | 23.53 | per person served | 984 | 23,144 |
| Finance | 303,591 | 100% | 100% | 68.46 | per person served | 984 | 67,331 |
| Legal | 154,063 | 100% | 100% | 34.74 | per person served | 984 | 34,169 |
| Employee Benefit Program | 4,127 | 100% | 100% | 0.93 | per person served | 984 | 915 |
| Central Services | 70,883 | 100% | 100% | 15.98 | per person served | 984 | 15,721 |
| Information Tech. Central Services | 126,978 | 100% | 100% | 28.63 | per person served | 984 | 28,162 |
| Total Other Gov't Services | 58,902 | 100% | 100% | 13.28 | per person served | 984 | 13,063 |
| Law Enforcement | 1,825,777 | 60% | 100% | 247.03 | per person served | 984 | 242,957 (iii) |
| Physical Environment | 54,335 | 100% | 100% | 12.25 | per person served | 984 | 12,051 |
| Stewardship Department | 173,139 | 100% | 100% | 39.04 | per person served | 984 | 38,399 |
| Community Development Department | 173,244 | 100% | 100% | 39.07 | per person served | 984 | 38,423 |
| Building Department | 124,586 | 0% | 100% | - | per person served | 984 | - (iv) |
| Planning Department | 122,798 | 0% | 100% | - | per person served | 984 | - (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 984 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 984 | - (iv) |
| Mental and Physical Health | 1,238 | 100% | 100% | 0.28 | per person served | 984 | 275 |
| Parks and Recreation | 4,402 | 100% | 100% | 0.99 | per person served | 984 | 976 |
| Fire Department | 870,968 | 100% | 100% | 196.41 | per person served | 984 | 193,167 |
| Non Expenditure | - | 0% | 0% | - | per person served | 984 | - |
| General Fund Total | <u>\$ 5,427,715</u> | | | <u>\$ 930.88</u> | | | <u>\$ 915,524</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 11

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|------------|
| Total Project Assessed Valuation | | | | \$ 405,113,074 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.64 | (B) |
| City Tax Share | | | | 261,113 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 261,113 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.83 | (D) |
| City Tax Share | | | | 335,989 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 335,989 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 10,849,653 | 2,611 | 997 | \$ 1.47 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ 2,603,395 | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | (F) |
| City Tax Share-Rounded | | | | 1.47 | |
| | | | | 3,837.18 | |
| | | | | \$ 3,837 | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | 997 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 190,000 | | | 813 | |
| Office | 200,000 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 234 | |
| Office | | | | 461 | |
| Total Employees | | | | 695 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 93,802,419 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 292,496,276 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 113,163,823 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 469,012 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 96,807 | (K) |
| Total Amount, Rounded | | | | \$ 565,819 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 11
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 216,345,101 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 64,903,530 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 19,471,059 (C) |
| Projected Off-Site Taxable Sales Captured in City (@57%) | (D) = (C)* 57% \$ 11,098,504 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 93,227 |
| | \$ 93,227 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 397,636 |
| <u>Budget</u> | <u>Factor</u> |
| 89.67 | Resident Factor |
| 100% | Units |
| 997 | \$ 89,400 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 397,636 |
| <u>Budget</u> | <u>Factor</u> |
| 89.67 | Employee Factor |
| 50% | Units |
| 348 | \$ 31,205 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 120,605 |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| | <u>Per Square Feet</u> |
| Retail Buildings / (iv) | <u>Square Footage</u> |
| Office Buildings | \$ 367 190,000 69,641,731 |
| Total Direct Taxable Sales | \$ - 200,000 - |
| | 390,000 69,641,731 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 584,991 |
| Total Project Direct Sales and Use Tax to City | |
| | \$ 584,991 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 11

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2019 | Measure / (ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|----------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 13,633 | Y | 100% | 3.07 | per person served | 1,345 | 4,133 |
| <u>Utility Taxes</u> | 618,410 | Y | 100% | 139.45 | per person served | 1,345 | 187,496 |
| Solid Waste Tax | 42,604 | Y | 100% | 9.61 | per person served | 1,345 | 12,917 |
| Telephone Tax | 198,818 | Y | 100% | 44.83 | per person served | 1,345 | 60,280 |
| Electrical Tax | 298,227 | Y | 100% | 67.25 | per person served | 1,345 | 90,420 |
| Water Utility Tax | 30,959 | Y | 100% | 6.98 | per person served | 1,345 | 9,386 |
| Wastewater Utility Tax | 47,802 | Y | 100% | 10.78 | per person served | 1,345 | 14,493 |
| Pull Tabs/Punch Boards | 5,112 | Y | 100% | 1.15 | per person served | 1,345 | 1,550 |
| Licenses and Permits | 204,428 | Y | 100% | 46.10 | per person served | 1,345 | 61,981 |
| Intergovernmental | 626,359 | Y | 100% | 141.25 | per person served | 1,345 | 189,906 |
| Charges for Services | 145,529 | Y | 100% | 32.82 | per person served | 1,345 | 44,123 |
| Fines and Forfeits | 238,724 | Y | 100% | 53.83 | per person served | 1,345 | 72,379 |
| Miscellaneous Revenues | 106,652 | Y | 100% | 24.05 | per person served | 1,345 | 32,336 |
| Total General Fund Revenue | <u>1,958,847</u> | | | <u>441.73</u> | | | <u>593,905</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 11

APPENDIX C

TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|------------|------------------|-------------------|------------------|---------------------|
| | Budget | Adjustment | Factor | 2019 | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 16,836 | 100% | 100% | 3.80 | per person served | 1,345 | \$ 5,104 |
| Judicial | 323,054 | 100% | 100% | 72.85 | per person served | 1,345 | 97,947 |
| Executive | 19,327 | 100% | 100% | 4.36 | per person served | 1,345 | 5,860 |
| Administration | 416,253 | 100% | 100% | 93.87 | per person served | 1,345 | 126,204 |
| Economic Development | 187,054 | 100% | 100% | 42.18 | per person served | 1,345 | 56,713 |
| City Clerk | 107,737 | 100% | 100% | 24.30 | per person served | 1,345 | 32,665 |
| Finance | 313,427 | 100% | 100% | 70.68 | per person served | 1,345 | 95,028 |
| Legal | 159,055 | 100% | 100% | 35.87 | per person served | 1,345 | 48,224 |
| Employee Benefit Program | 4,260 | 100% | 100% | 0.96 | per person served | 1,345 | 1,292 |
| Central Services | 73,179 | 100% | 100% | 16.50 | per person served | 1,345 | 22,187 |
| Information Tech. Central Services | 131,092 | 100% | 100% | 29.56 | per person served | 1,345 | 39,746 |
| Total Other Gov't Services | 60,810 | 100% | 100% | 13.71 | per person served | 1,345 | 18,437 |
| Law Enforcement | 1,884,932 | 60% | 100% | 255.04 | per person served | 1,345 | 342,897 (iii) |
| Physical Environment | 56,095 | 100% | 100% | 12.65 | per person served | 1,345 | 17,008 |
| Stewardship Department | 178,749 | 100% | 100% | 40.31 | per person served | 1,345 | 54,195 |
| Community Development Department | 178,857 | 100% | 100% | 40.33 | per person served | 1,345 | 54,228 |
| Building Department | 128,623 | 0% | 100% | - | per person served | 1,345 | - (iv) |
| Planning Department | 126,776 | 0% | 100% | - | per person served | 1,345 | - (iv) |
| Pass Through Costs/Deve.Reg. | - | 0% | 0% | - | per person served | 1,345 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 1,345 | - (iv) |
| Mental and Physical Health | 1,278 | 100% | 100% | 0.29 | per person served | 1,345 | 388 |
| Parks and Recreation | 4,544 | 100% | 100% | 1.02 | per person served | 1,345 | 1,378 |
| Fire Department | 899,188 | 100% | 100% | 202.77 | per person served | 1,345 | 272,626 |
| Non Expenditure | - | 0% | 0% | - | per person served | 1,345 | - |
| General Fund Total | <u>\$ 5,603,573</u> | | | <u>\$ 961.04</u> | | | <u>\$ 1,292,125</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 12

**APPENDIX C
TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*2(b) | Total New Building Value (f)=(c)*(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|-------------------------------------------------|-----------------|----------------------------------------------------|------------------|-------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 62,855 | - | \$ 206,523 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 53,876 | - | 215,503 | - | - | - | - |
| Townhomes | 170,606 | - | 255,910 | 20 | - | 5,118,191 | 5,118,191 |
| Duets | 238,849 | - | 358,273 | 27 | - | 9,673,380 | 9,673,380 |
| Duet Alley | 238,849 | 6 | 358,273 | - | 1,433,093 | - | 1,433,093 |
| 35x90 alley | 214,964 | 7 | 322,446 | - | 1,504,748 | - | 1,504,748 |
| 40x85 alley | 232,025 | - | 348,037 | - | - | - | - |
| 40x90 alley | 245,673 | 21 | 368,510 | - | 5,159,136 | - | 5,159,136 |
| 45x80 alley | 245,673 | - | 368,510 | - | - | - | - |
| 40x90 | 245,673 | - | 368,510 | - | - | - | - |
| 40x100 | 272,970 | 35 | 409,455 | 33 | 9,553,956 | 13,512,023 | 23,065,979 |
| 45x85 | 261,028 | - | 391,542 | - | - | - | - |
| 45x100 | 307,091 | - | 460,637 | - | - | - | - |
| 50x90 | 307,091 | - | 460,637 | - | - | - | - |
| 50x100 | 341,213 | 67 | 511,819 | 46 | 22,861,251 | 23,543,676 | 46,404,927 |
| 55x100 | 375,334 | - | 563,001 | - | - | - | - |
| 60x100 | 409,455 | 6 | 614,183 | 40 | 2,456,731 | 24,567,315 | 27,024,046 |
| 70x100 | 477,698 | - | 716,547 | - | - | - | - |
| 80x100 | 545,940 | - | 818,910 | - | - | - | - |
| Cluster | 245,673 | 20 | 368,510 | - | 4,913,463 | - | 4,913,463 |
| Carriage | 372,640 | - | 558,960 | - | - | - | - |
| | | <u>162</u> | | <u>166</u> | | | <u>124,296,963</u> (A) |
| Existing Developed Lots | | | | | | | |
| Product Type | Existing Land Value per Unit | | Existing Unit Value (ii) Building and Lot Value | | Total Existing Land Value (e)=(a)*2(b) | Total Existing Building Value (f)=(c)*(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 62,855 | - | \$ 269,378 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 53,876 | - | 269,378 | - | - | - | - |
| Townhomes | 170,606 | 20 | 426,516 | 277 | 3,412,127 | 118,144,898 | 121,557,025 |
| Duets | 238,849 | 27 | 597,122 | 46 | 6,448,920 | 27,467,623 | 33,916,543 |
| Duet Alley | 238,849 | 6 | 597,122 | - | 1,433,093 | - | 1,433,093 |
| 35x90 alley | 214,964 | 7 | 537,410 | - | 1,504,748 | - | 1,504,748 |
| 40x85 alley | 232,025 | - | 580,062 | - | - | - | - |
| 40x90 alley | 245,673 | 20 | 614,183 | - | 4,913,463 | - | 4,913,463 |
| 45x80 alley | 245,673 | - | 614,183 | - | - | - | - |
| 40x90 | 245,673 | - | 614,183 | - | - | - | - |
| 40x100 | 272,970 | 67 | 682,425 | - | 18,289,001 | - | 18,289,001 |
| 45x85 | 261,028 | - | 652,569 | - | - | - | - |
| 45x100 | 307,091 | - | 767,729 | - | - | - | - |
| 50x90 | 307,091 | - | 767,729 | - | - | - | - |
| 50x100 | 341,213 | 113 | 853,032 | 74 | 38,557,035 | 63,124,350 | 101,681,385 |
| 55x100 | 375,334 | - | 938,335 | - | - | - | - |
| 60x100 | 409,455 | 45 | 1,023,638 | 18 | 18,425,486 | 18,425,486 | 36,850,972 |
| 70x100 | 477,698 | - | 1,194,244 | - | - | - | - |
| 80x100 | 545,940 | - | 1,364,851 | - | - | - | - |
| Cluster | 245,673 | 19 | 614,183 | - | 4,667,790 | - | 4,667,790 |
| Carriage | 372,640 | - | 931,600 | - | - | - | - |
| | | <u>324</u> | | <u>415</u> | | | <u>324,814,019</u> (B) |
| Non-Residential | | | | | | | |
| | Mix | | Building Sq. Ft. | | | Assessed Value Per Sq. Ft. (i) | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 0% | | - | | \$ | 245.02 | - |
| Office Buildings | 0% | | - | | | 159.69 | - |
| | <u>0%</u> | | <u>-</u> | | | | <u>-</u> (C) |
| From Prior Years | | | | | | | |
| Retail Buildings | 49% | | 190,000 | | \$ | 245.02 | 46,553,397 |
| Office Buildings | 51% | | 200,000 | | | 159.69 | 31,937,654 |
| | <u>100%</u> | | <u>390,000</u> | | | | <u>78,491,051</u> (D) |
| Raw Land | | | | | | | |
| | Raw Land Acreage | | Percentage of Total Land | | | Assessed Value Per Acre (i) | |
| Raw Land for Residential | 93.43 | | 24.79% | | \$ | 131,995 | \$ 12,331,674 |
| Raw Land for Non-Residential | - | | 0.00% | | \$ | 131,995 | \$ - |
| Total Value for Raw Land | <u>93.43</u> | | <u>24.79%</u> | | | | <u>\$ 12,331,674</u> (E) |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | | \$ 539,933,707 |

Footnote:

- (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
- (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 12

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|------------|
| Total Project Assessed Valuation | | | | \$ 539,933,707 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.62 | (B) |
| City Tax Share | | | | 335,760 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 335,760 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.80 | (D) |
| City Tax Share | | | | 432,042 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 432,042 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 11,392,136 | 2,742 | 1,396 | \$ 1.42 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ 3,827,538 | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | (F) |
| City Tax Share-Rounded | | | | 1.42 | |
| | | | | 5,442.88 | |
| | | | | \$ 5,443 | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | 1,396 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 190,000 | | | 813 | |
| Office | 200,000 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 234 | |
| Office | | | | 461 | |
| Total Employees | | | | 695 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 124,296,963 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 403,305,070 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 151,422,517 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 621,485 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 135,628 | (K) |
| Total Amount, Rounded | | | | \$ 757,113 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 12
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 354,519,997 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 106,355,999 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 31,906,800 (C) |
| Projected Off-Site Taxable Sales Captured in City (@60%) | (D) = (C)* 60% \$ 19,144,080 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 160,810 |
| | \$ 160,810 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 410,520 |
| <u>Budget</u> | <u>Factor</u> |
| 92.57 | Resident Factor |
| 100% | Units |
| 1,396 | \$ 129,233 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 410,520 |
| <u>Budget</u> | <u>Factor</u> |
| 92.57 | Employee Factor |
| 50% | Units |
| 348 | \$ 32,216 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 161,449 |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| | <u>Per Square Feet</u> |
| Retail Buildings / (iv) | <u>Square Footage</u> |
| Office Buildings | \$ 378 190,000 71,898,124 |
| Total Direct Taxable Sales | \$ - 200,000 - |
| | 390,000 71,898,124 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 603,944 |
| Total Project Direct Sales and Use Tax to City | |
| | \$ 603,944 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 12

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2020 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|----------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 14,075 | Y | 100% | 3.17 | per person served | 1,744 | 5,534 |
| <u>Utility Taxes</u> | 638,446 | Y | 100% | 143.97 | per person served | 1,744 | 251,016 |
| Solid Waste Tax | 43,984 | Y | 100% | 9.92 | per person served | 1,744 | 17,293 |
| Telephone Tax | 205,260 | Y | 100% | 46.29 | per person served | 1,744 | 80,701 |
| Electrical Tax | 307,890 | Y | 100% | 69.43 | per person served | 1,744 | 121,052 |
| Water Utility Tax | 31,962 | Y | 100% | 7.21 | per person served | 1,744 | 12,566 |
| Wastewater Utility Tax | 49,350 | Y | 100% | 11.13 | per person served | 1,744 | 19,403 |
| Pull Tabs/Punch Boards | 5,278 | Y | 100% | 1.19 | per person served | 1,744 | 2,075 |
| Licenses and Permits | 211,051 | Y | 100% | 47.59 | per person served | 1,744 | 82,978 |
| Intergovernmental | 646,654 | Y | 100% | 145.82 | per person served | 1,744 | 254,243 |
| Charges for Services | 150,244 | Y | 100% | 33.88 | per person served | 1,744 | 59,071 |
| Fines and Forfeits | 246,458 | Y | 100% | 55.58 | per person served | 1,744 | 96,899 |
| Miscellaneous Revenues | 110,107 | Y | 100% | 24.83 | per person served | 1,744 | 43,291 |
| Total General Fund Revenue | <u>2,022,314</u> | | | <u>456.04</u> | | | <u>795,107</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 12

APPENDIX C

TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|------------|------------------|-------------------|------------------|---------------------|
| | Budget | Adjustment | Factor | 2020 | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 17,381 | 100% | 100% | 3.92 | per person served | 1,744 | \$ 6,834 |
| Judicial | 333,521 | 100% | 100% | 75.21 | per person served | 1,744 | 131,129 |
| Executive | 19,953 | 100% | 100% | 4.50 | per person served | 1,744 | 7,845 |
| Administration | 429,739 | 100% | 100% | 96.91 | per person served | 1,744 | 168,959 |
| Economic Development | 193,114 | 100% | 100% | 43.55 | per person served | 1,744 | 75,926 |
| City Clerk | 111,227 | 100% | 100% | 25.08 | per person served | 1,744 | 43,731 |
| Finance | 323,582 | 100% | 100% | 72.97 | per person served | 1,744 | 127,222 |
| Legal | 164,208 | 100% | 100% | 37.03 | per person served | 1,744 | 64,561 |
| Employee Benefit Program | 4,398 | 100% | 100% | 0.99 | per person served | 1,744 | 1,729 |
| Central Services | 75,550 | 100% | 100% | 17.04 | per person served | 1,744 | 29,704 |
| Information Tech. Central Services | 135,340 | 100% | 100% | 30.52 | per person served | 1,744 | 53,211 |
| Total Other Gov't Services | 62,780 | 100% | 100% | 14.16 | per person served | 1,744 | 24,683 |
| Law Enforcement | 1,946,004 | 60% | 100% | 263.30 | per person served | 1,744 | 459,063 (iii) |
| Physical Environment | 57,913 | 100% | 100% | 13.06 | per person served | 1,744 | 22,769 |
| Stewardship Department | 184,540 | 100% | 100% | 41.61 | per person served | 1,744 | 72,555 |
| Community Development Department | 184,652 | 100% | 100% | 41.64 | per person served | 1,744 | 72,599 |
| Building Department | 132,790 | 0% | 100% | - | per person served | 1,744 | - (iv) |
| Planning Department | 130,884 | 0% | 100% | - | per person served | 1,744 | - (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 1,744 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 1,744 | - (iv) |
| Mental and Physical Health | 1,320 | 100% | 100% | 0.30 | per person served | 1,744 | 519 |
| Parks and Recreation | 4,692 | 100% | 100% | 1.06 | per person served | 1,744 | 1,845 |
| Fire Department | 928,321 | 100% | 100% | 209.34 | per person served | 1,744 | 364,986 |
| Non Expenditure | - | 0% | 0% | - | per person served | 1,744 | - |
| General Fund Total | <u>\$ 5,785,128</u> | | | <u>\$ 992.18</u> | | | <u>\$ 1,729,870</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 13

**APPENDIX C
TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*2(b) | Total New Building Value (f)=(c)*2(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|-------------------------------------------------|-----------------|----------------------------------------------------|------------------|-------------------------------------------------|-----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 65,998 | - | \$ 216,850 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 56,569 | - | 226,278 | - | - | - | - |
| Townhomes | 179,137 | - | 268,705 | - | - | - | - |
| Duets | 250,791 | - | 376,187 | - | - | - | - |
| Duet Alley | 250,791 | 14 | 376,187 | 6 | 3,511,079 | 2,257,122 | 5,768,201 |
| 35x90 alley | 225,712 | 36 | 338,568 | 7 | 8,125,639 | 2,369,978 | 10,495,617 |
| 40x85 alley | 243,626 | - | 365,439 | - | - | - | - |
| 40x90 alley | 257,957 | 13 | 386,935 | 20 | 3,353,438 | 7,738,704 | 11,092,143 |
| 45x80 alley | 257,957 | - | 386,935 | - | - | - | - |
| 40x90 | 257,957 | - | 386,935 | - | - | - | - |
| 40x100 | 286,619 | 34 | 429,928 | 34 | 9,745,035 | 14,617,552 | 24,362,587 |
| 45x85 | 274,079 | - | 411,119 | - | - | - | - |
| 45x100 | 322,446 | - | 483,669 | - | - | - | - |
| 50x90 | 322,446 | - | 483,669 | - | - | - | - |
| 50x100 | 358,273 | 43 | 537,410 | 67 | 15,405,753 | 36,006,470 | 51,412,224 |
| 55x100 | 394,101 | - | 591,151 | - | - | - | - |
| 60x100 | 429,928 | 25 | 644,892 | 5 | 10,748,200 | 3,224,460 | 13,972,660 |
| 70x100 | 501,583 | - | 752,374 | - | - | - | - |
| 80x100 | 573,237 | - | 859,856 | - | - | - | - |
| Cluster | 257,957 | 8 | 386,935 | 19 | 2,063,654 | 7,351,769 | 9,415,423 |
| Carriage | 391,272 | - | 586,908 | - | - | - | - |
| | | <u>173</u> | | <u>158</u> | | | <u>126,518,855</u> (A) |
| Existing Developed Lots | | | | | | | |
| Product Type | Existing Land Value per Unit | | Existing Unit Value (ii) Building and Lot Value | | Total Existing Land Value (e)=(a)*2(b) | Total Existing Building Value (f)=(c)*2(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 65,998 | - | \$ 282,847 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 56,569 | - | 282,847 | - | - | - | - |
| Townhomes | 179,137 | - | 447,842 | 297 | - | 133,008,976 | 133,008,976 |
| Duets | 250,791 | - | 626,978 | 73 | - | 45,769,419 | 45,769,419 |
| Duet Alley | 250,791 | 12 | 626,978 | - | 3,009,496 | - | 3,009,496 |
| 35x90 alley | 225,712 | 14 | 564,281 | - | 3,159,971 | - | 3,159,971 |
| 40x85 alley | 243,626 | - | 609,065 | - | - | - | - |
| 40x90 alley | 257,957 | 41 | 644,892 | - | 10,576,229 | - | 10,576,229 |
| 45x80 alley | 257,957 | - | 644,892 | - | - | - | - |
| 40x90 | 257,957 | - | 644,892 | - | - | - | - |
| 40x100 | 286,619 | 69 | 716,547 | 33 | 19,776,688 | 23,646,040 | 43,422,728 |
| 45x85 | 274,079 | - | 685,198 | - | - | - | - |
| 45x100 | 322,446 | - | 806,115 | - | - | - | - |
| 50x90 | 322,446 | - | 806,115 | - | - | - | - |
| 50x100 | 358,273 | 134 | 895,683 | 120 | 48,008,627 | 107,482,001 | 155,490,628 |
| 55x100 | 394,101 | - | 985,252 | - | - | - | - |
| 60x100 | 429,928 | 11 | 1,074,820 | 58 | 4,729,208 | 62,339,561 | 67,068,769 |
| 70x100 | 501,583 | - | 1,253,957 | - | - | - | - |
| 80x100 | 573,237 | - | 1,433,093 | - | - | - | - |
| Cluster | 257,957 | 39 | 644,892 | - | 10,060,315 | - | 10,060,315 |
| Carriage | 391,272 | - | 978,180 | - | - | - | - |
| | | <u>320</u> | | <u>581</u> | | | <u>471,566,532</u> (B) |
| Non-Residential | | | | | | | |
| | Mix | | Building Sq. Ft. | | | Assessed Value Per Sq. Ft. (i) | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 0% | | - | | \$ | 249.92 | - |
| Office Buildings | 0% | | - | | | 162.88 | - |
| | <u>0%</u> | | <u>-</u> | | | | <u>-</u> (C) |
| From Prior Years | | | | | | | |
| Retail Buildings | 49% | | 190,000 | | \$ | 249.92 | 47,484,465 |
| Office Buildings | 51% | | 200,000 | | | 162.88 | 32,576,407 |
| | <u>100%</u> | | <u>390,000</u> | | | | <u>80,060,872</u> (D) |
| Raw Land | | | | | | | |
| | Raw Land Acreage | | Percentage of Total Land | | | Assessed Value Per Acre (i) | |
| Raw Land for Residential | 46.71 | | 12.40% | | \$ | 138,595 | \$ 6,474,129 |
| Raw Land for Non-Residential | - | | 0.00% | | \$ | 138,595 | \$ - |
| Total Value for Raw Land | <u>46.71</u> | | <u>12.40%</u> | | | | <u>\$ 6,474,129</u> (E) |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | | \$ 684,620,387 |

Footnote:

- (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
- (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 13

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|------------|
| Total Project Assessed Valuation | | | | \$ 684,620,387 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.60 | (B) |
| City Tax Share | | | | 410,628 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 410,628 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.77 | (D) |
| City Tax Share | | | | 528,379 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 528,379 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 11,961,743 | 2,879 | 1,776 | \$ 1.37 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ 5,112,889 | |
| City Tax Share, Dollars | | | | 1.37 | (F) |
| City Tax Share-Rounded | | | | 7,012.70 | |
| | | | | \$ 7,013 | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | 1,776 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 190,000 | | | 813 | |
| Office | 200,000 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 234 | |
| Office | | | | 461 | |
| Total Employees | | | | 695 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 126,518,855 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 551,627,403 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 164,205,222 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 632,594 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 188,432 | (K) |
| Total Amount, Rounded | | | | \$ 821,026 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 13
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 494,856,090 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 148,456,827 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 44,537,048 (C) |
| Projected Off-Site Taxable Sales Captured in City (@60%) | (D) = (C)* 60% \$ 26,722,229 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 224,467 |
| | \$ 224,467 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 423,821 |
| <u>Budget</u> | <u>Factor</u> |
| 95.57 | Resident Factor |
| 100% | Units |
| 1,776 | \$ 169,738 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 423,821 |
| <u>Budget</u> | <u>Factor</u> |
| 95.57 | Employee Factor |
| 50% | Units |
| 348 | \$ 33,260 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 202,998 |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| Retail Buildings / (iv) | Per Square Feet |
| Office Buildings | Square Footage |
| Total Direct Taxable Sales | \$ 391 190,000 74,227,623 |
| | \$ - 200,000 - |
| | 390,000 74,227,623 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 623,512 |
| Total Project Direct Sales and Use Tax to City | |
| | \$ 623,512 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 13

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2021 | Measure / (ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|----------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 14,531 | Y | 100% | 3.28 | per person served | 2,124 | 6,958 |
| Utility Taxes | 659,132 | Y | 100% | 148.64 | per person served | 2,124 | 315,631 |
| Solid Waste Tax | 45,409 | Y | 100% | 10.24 | per person served | 2,124 | 21,745 |
| Telephone Tax | 211,910 | Y | 100% | 47.79 | per person served | 2,124 | 101,475 |
| Electrical Tax | 317,865 | Y | 100% | 71.68 | per person served | 2,124 | 152,213 |
| Water Utility Tax | 32,997 | Y | 100% | 7.44 | per person served | 2,124 | 15,801 |
| Wastewater Utility Tax | 50,949 | Y | 100% | 11.49 | per person served | 2,124 | 24,398 |
| Pull Tabs/Punch Boards | 5,449 | Y | 100% | 1.23 | per person served | 2,124 | 2,609 |
| Licenses and Permits | 217,889 | Y | 100% | 49.13 | per person served | 2,124 | 104,338 |
| Intergovernmental | 667,605 | Y | 100% | 150.55 | per person served | 2,124 | 319,689 |
| Charges for Services | 155,112 | Y | 100% | 34.98 | per person served | 2,124 | 74,277 |
| Fines and Forfeits | 254,444 | Y | 100% | 57.38 | per person served | 2,124 | 121,843 |
| Miscellaneous Revenues | 113,675 | Y | 100% | 25.63 | per person served | 2,124 | 54,434 |
| Total General Fund Revenue | <u>2,087,837</u> | | | <u>470.82</u> | | | <u>999,779</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 13

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS**

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|------------|--------------------|-------------------|------------------|---------------------|
| | Budget | Adjustment | Factor | 2021 | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 17,944 | 100% | 100% | 4.05 | per person served | 2,124 | \$ 8,593 |
| Judicial | 344,327 | 100% | 100% | 77.65 | per person served | 2,124 | 164,884 |
| Executive | 20,599 | 100% | 100% | 4.65 | per person served | 2,124 | 9,864 |
| Administration | 443,663 | 100% | 100% | 100.05 | per person served | 2,124 | 212,452 |
| Economic Development | 199,371 | 100% | 100% | 44.96 | per person served | 2,124 | 95,471 |
| City Clerk | 114,831 | 100% | 100% | 25.89 | per person served | 2,124 | 54,988 |
| Finance | 334,066 | 100% | 100% | 75.33 | per person served | 2,124 | 159,970 |
| Legal | 169,528 | 100% | 100% | 38.23 | per person served | 2,124 | 81,180 |
| Employee Benefit Program | 4,541 | 100% | 100% | 1.02 | per person served | 2,124 | 2,174 |
| Central Services | 77,998 | 100% | 100% | 17.59 | per person served | 2,124 | 37,350 |
| Information Tech. Central Services | 139,725 | 100% | 100% | 31.51 | per person served | 2,124 | 66,908 |
| Total Other Gov't Services | 64,814 | 100% | 100% | 14.62 | per person served | 2,124 | 31,037 |
| Law Enforcement | 2,009,055 | 60% | 100% | 271.83 | per person served | 2,124 | 577,232 (iii) |
| Physical Environment | 59,789 | 100% | 100% | 13.48 | per person served | 2,124 | 28,630 |
| Stewardship Department | 190,519 | 100% | 100% | 42.96 | per person served | 2,124 | 91,232 |
| Community Development Department | 190,634 | 100% | 100% | 42.99 | per person served | 2,124 | 91,287 |
| Building Department | 137,092 | 0% | 100% | - | per person served | 2,124 | - (iv) |
| Planning Department | 135,125 | 0% | 100% | - | per person served | 2,124 | - (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 2,124 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 2,124 | - (iv) |
| Mental and Physical Health | 1,362 | 100% | 100% | 0.31 | per person served | 2,124 | 652 |
| Parks and Recreation | 4,844 | 100% | 100% | 1.09 | per person served | 2,124 | 2,319 |
| Fire Department | 958,399 | 100% | 100% | 216.12 | per person served | 2,124 | 458,938 |
| Non Expenditure | - | 0% | 0% | - | per person served | 2,124 | - |
| General Fund Total | <u>\$ 5,972,567</u> | | | <u>\$ 1,024.33</u> | | | <u>\$ 2,175,163</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 14

**APPENDIX C
TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*(b) | Total New Building Value (f)=(c)*(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|-------------------------------------------------|-----------------|----------------------------------------------------|------------------|------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 69,298 | - | \$ 227,692 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 59,398 | - | 237,592 | - | - | - | - |
| Townhomes | 188,094 | - | 282,140 | - | - | - | - |
| Duets | 263,331 | - | 394,996 | - | - | - | - |
| Duet Alley | 263,331 | 14 | 394,996 | 6 | 3,686,633 | 2,369,978 | 6,056,611 |
| 35x90 alley | 236,998 | 37 | 355,497 | 7 | 8,768,919 | 2,488,477 | 11,257,396 |
| 40x85 alley | 255,807 | - | 383,711 | - | - | - | - |
| 40x90 alley | 270,855 | 14 | 406,282 | 21 | 3,791,965 | 8,531,921 | 12,323,886 |
| 45x80 alley | 270,855 | - | 406,282 | - | - | - | - |
| 40x90 | 270,855 | - | 406,282 | - | - | - | - |
| 40x100 | 300,950 | 34 | 451,424 | 35 | 10,232,287 | 15,799,854 | 26,032,141 |
| 45x85 | 287,783 | - | 431,675 | - | - | - | - |
| 45x100 | 338,568 | - | 507,852 | - | - | - | - |
| 50x90 | 338,568 | - | 507,852 | - | - | - | - |
| 50x100 | 376,187 | 43 | 564,281 | 67 | 16,176,041 | 37,806,794 | 53,982,835 |
| 55x100 | 413,806 | - | 620,709 | - | - | - | - |
| 60x100 | 451,424 | 25 | 677,137 | 6 | 11,285,610 | 4,062,820 | 15,348,430 |
| 70x100 | 526,662 | - | 789,993 | - | - | - | - |
| 80x100 | 601,899 | - | 902,849 | - | - | - | - |
| Cluster | 270,855 | 9 | 406,282 | 20 | 2,437,692 | 8,125,639 | 10,563,331 |
| Carriage | 410,836 | - | 616,254 | - | - | - | - |
| | | <u>176</u> | | <u>162</u> | | | <u>135,564,630</u> (A) |
| Existing Developed Lots | | | | | | | |
| Product Type | Existing Land Value per Unit | | Existing Unit Value (ii) Building and Lot Value | | Total Existing Land Value (e)=(a)*(b) | Total Existing Building Value (f)=(c)*(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 69,298 | - | \$ 296,990 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 59,398 | - | 296,990 | - | - | - | - |
| Townhomes | 188,094 | - | 470,234 | 297 | - | 139,659,425 | 139,659,425 |
| Duets | 263,331 | - | 658,327 | 73 | - | 48,057,890 | 48,057,890 |
| Duet Alley | 263,331 | 20 | 658,327 | 6 | 5,266,618 | 3,949,964 | 9,216,582 |
| 35x90 alley | 236,998 | 43 | 592,495 | 7 | 10,190,906 | 4,147,462 | 14,338,368 |
| 40x85 alley | 255,807 | - | 639,518 | - | - | - | - |
| 40x90 alley | 270,855 | 34 | 677,137 | 20 | 9,209,058 | 13,542,732 | 22,751,790 |
| 45x80 alley | 270,855 | - | 677,137 | - | - | - | - |
| 40x90 | 270,855 | - | 677,137 | - | - | - | - |
| 40x100 | 300,950 | 69 | 752,374 | 67 | 20,765,523 | 50,409,059 | 71,174,581 |
| 45x85 | 287,783 | - | 719,458 | - | - | - | - |
| 45x100 | 338,568 | - | 846,421 | - | - | - | - |
| 50x90 | 338,568 | - | 846,421 | - | - | - | - |
| 50x100 | 376,187 | 110 | 940,468 | 187 | 41,380,570 | 175,867,424 | 217,247,995 |
| 55x100 | 413,806 | - | 1,034,514 | - | - | - | - |
| 60x100 | 451,424 | 31 | 1,128,561 | 63 | 13,994,157 | 71,099,344 | 85,093,500 |
| 70x100 | 526,662 | - | 1,316,655 | - | - | - | - |
| 80x100 | 601,899 | - | 1,504,748 | - | - | - | - |
| Cluster | 270,855 | 28 | 677,137 | 19 | 7,583,930 | 12,865,596 | 20,449,526 |
| Carriage | 410,836 | - | 1,027,090 | - | - | - | - |
| | | <u>335</u> | | <u>739</u> | | | <u>627,989,656</u> (B) |
| Non-Residential | | | | | | | |
| | Mix | | Building Sq. Ft. | | | Assessed Value Per Sq. Ft. (i) | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 0% | | - | | \$ | 254.92 | - |
| Office Buildings | 0% | | - | | | 166.14 | - |
| | <u>0%</u> | | <u>-</u> | | | | <u>-</u> (C) |
| From Prior Years | | | | | | | |
| Retail Buildings | 49% | | 190,000 | | \$ | 254.92 | 48,434,154 |
| Office Buildings | 51% | | 200,000 | | | 166.14 | 33,227,935 |
| | <u>100%</u> | | <u>390,000</u> | | | | <u>81,662,089</u> (D) |
| Raw Land | | | | | | | |
| | Raw Land Acreage | | Percentage of Total Land | | | Assessed Value Per Acre (i) | |
| Raw Land for Residential | - | | 0.00% | | \$ | 145,525 | \$ - |
| Raw Land for Non-Residential | - | | 0.00% | | \$ | 145,525 | \$ - |
| Total Value for Raw Land | <u>-</u> | | <u>0.00%</u> | | | | <u>\$ -</u> (E) |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | | <u><u>\$ 845,216,375</u></u> |

Footnote:

- (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
- (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 14

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|------------|
| Total Project Assessed Valuation | | | | \$ 845,216,375 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.58 | (B) |
| City Tax Share | | | | 488,902 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 488,902 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.74 | (D) |
| City Tax Share | | | | 629,099 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 629,099 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 12,559,830 | 3,023 | 2,165 | \$ 1.32 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ 6,544,412 | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | (F) |
| City Tax Share-Rounded | | | | 1.32 | |
| | | | | 8,656.55 | |
| | | | | \$ 8,657 | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | 2,165 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 190,000 | | | 813 | |
| Office | 200,000 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 234 | |
| Office | | | | 461 | |
| Total Employees | | | | 695 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 135,564,630 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 709,651,745 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 184,504,138 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 677,823 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 244,698 | (K) |
| Total Amount, Rounded | | | | \$ 922,521 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 14
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 651,574,700 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 195,472,410 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 58,641,723 (C) |
| Projected Off-Site Taxable Sales Captured in City (@60%) | (D) = (C)* 60% \$ 35,185,034 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 295,554 |
| | \$ 295,554 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 437,552 |
| <u>Budget</u> | <u>Factor</u> |
| 98.67 | Resident Factor |
| 100% | Units |
| 2,165 | \$ 213,621 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 437,552 |
| <u>Budget</u> | <u>Factor</u> |
| 98.67 | Employee Factor |
| 50% | Units |
| 348 | \$ 34,337 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 247,958 |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| Retail Buildings / (iv) | Per Square Feet |
| Office Buildings | Square Footage |
| Total Direct Taxable Sales | \$ 403 190,000 76,632,598 |
| | \$ - 200,000 - |
| | 390,000 76,632,598 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 643,714 |
| Total Project Direct Sales and Use Tax to City | \$ 643,714 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 14

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2022 | Measure / (ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|------------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 15,002 | Y | 100% | 3.38 | per person served | 2,513 | 8,500 |
| Utility Taxes | 680,488 | Y | 100% | 153.45 | per person served | 2,513 | 385,551 |
| Solid Waste Tax | 46,881 | Y | 100% | 10.57 | per person served | 2,513 | 26,562 |
| Telephone Tax | 218,776 | Y | 100% | 49.34 | per person served | 2,513 | 123,954 |
| Electrical Tax | 328,164 | Y | 100% | 74.00 | per person served | 2,513 | 185,931 |
| Water Utility Tax | 34,067 | Y | 100% | 7.68 | per person served | 2,513 | 19,301 |
| Wastewater Utility Tax | 52,600 | Y | 100% | 11.86 | per person served | 2,513 | 29,802 |
| Pull Tabs/Punch Boards | 5,626 | Y | 100% | 1.27 | per person served | 2,513 | 3,187 |
| Licenses and Permits | 224,949 | Y | 100% | 50.73 | per person served | 2,513 | 127,452 |
| Intergovernmental | 689,236 | Y | 100% | 155.43 | per person served | 2,513 | 390,507 |
| Charges for Services | 160,138 | Y | 100% | 36.11 | per person served | 2,513 | 90,731 |
| Fines and Forfeits | 262,688 | Y | 100% | 59.24 | per person served | 2,513 | 148,834 |
| Miscellaneous Revenues | 117,358 | Y | 100% | 26.46 | per person served | 2,513 | 66,493 |
| Total General Fund Revenue | <u>2,155,483</u> | | | <u>486.07</u> | | | <u>1,221,254</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 14

APPENDIX C

TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent | Cost |
|------------------------------------|---------------------|------------|------------|--------------------|-------------------|------------|---------------------|
| | Budget | Adjustment | Factor | 2022 | | Units | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 18,526 | 100% | 100% | 4.18 | per person served | 2,513 | \$ 10,496 |
| Judicial | 355,483 | 100% | 100% | 80.16 | per person served | 2,513 | 201,410 |
| Executive | 21,267 | 100% | 100% | 4.80 | per person served | 2,513 | 12,049 |
| Administration | 458,038 | 100% | 100% | 103.29 | per person served | 2,513 | 259,515 |
| Economic Development | 205,831 | 100% | 100% | 46.42 | per person served | 2,513 | 116,620 |
| City Clerk | 118,552 | 100% | 100% | 26.73 | per person served | 2,513 | 67,169 |
| Finance | 344,890 | 100% | 100% | 77.77 | per person served | 2,513 | 195,408 |
| Legal | 175,021 | 100% | 100% | 39.47 | per person served | 2,513 | 99,163 |
| Employee Benefit Program | 4,688 | 100% | 100% | 1.06 | per person served | 2,513 | 2,656 |
| Central Services | 80,525 | 100% | 100% | 18.16 | per person served | 2,513 | 45,624 |
| Information Tech. Central Services | 144,252 | 100% | 100% | 32.53 | per person served | 2,513 | 81,730 |
| Total Other Gov't Services | 66,914 | 100% | 100% | 15.09 | per person served | 2,513 | 37,912 |
| Law Enforcement | 2,074,148 | 60% | 100% | 280.64 | per person served | 2,513 | 705,103 (iii) |
| Physical Environment | 61,726 | 100% | 100% | 13.92 | per person served | 2,513 | 34,973 |
| Stewardship Department | 196,692 | 100% | 100% | 44.36 | per person served | 2,513 | 111,442 |
| Community Development Department | 196,811 | 100% | 100% | 44.38 | per person served | 2,513 | 111,509 |
| Building Department | 141,534 | 0% | 100% | - | per person served | 2,513 | - (iv) |
| Planning Department | 139,503 | 0% | 100% | - | per person served | 2,513 | - (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 2,513 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 2,513 | - (iv) |
| Mental and Physical Health | 1,406 | 100% | 100% | 0.32 | per person served | 2,513 | 797 |
| Parks and Recreation | 5,001 | 100% | 100% | 1.13 | per person served | 2,513 | 2,833 |
| Fire Department | 989,451 | 100% | 100% | 223.13 | per person served | 2,513 | 560,603 |
| Non Expenditure | - | 0% | 0% | - | per person served | 2,513 | - |
| General Fund Total | <u>\$ 6,166,078</u> | | | <u>\$ 1,057.52</u> | | | <u>\$ 2,657,013</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 15

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-----------------------|------------|
| Total Project Assessed Valuation | | | | \$ 972,598,022 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.56 | (B) |
| City Tax Share | | | | 541,981 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 541,981 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.72 | (D) |
| City Tax Share | | | | 697,398 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 697,398 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 13,187,822 | 3,174 | 2,581 | \$ 1.27 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ 8,192,002 | |
| City Tax Share, Dollars | | | | (F) = (B)+(D) | (F) |
| City Tax Share-Rounded | | | | 1.27 | |
| | | | | 10,439.05 | |
| | | | | \$ 10,439 | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | 2,581 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 190,000 | | | 813 | |
| Office | 200,000 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 234 | |
| Office | | | | 461 | |
| Total Employees | | | | 695 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 87,570,692 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 885,027,331 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 149,002,030 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 437,853 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 307,157 | (K) |
| Total Amount, Rounded | | | | \$ 745,010 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 15
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 830,104,588 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 249,031,376 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 74,709,413 (C) |
| Projected Off-Site Taxable Sales Captured in City (@60%) | (D) = (C)* 60% \$ 44,825,648 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 376,535 |
| | \$ 376,535 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 451,729 |
| <u>Budget</u> | <u>Factor</u> |
| 101.87 | Resident Factor |
| | 100% |
| 2,581 | Units |
| | \$ 262,919 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 451,729 |
| <u>Budget</u> | <u>Factor</u> |
| 101.87 | Employee Factor |
| | 50% |
| 348 | Units |
| | \$ 35,450 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 298,368 |
| Project Direct Sales and Use Tax to City - Businesses | |
| | Taxable Sales |
| Taxable Sales | <u>Per Square Feet</u> |
| Retail Buildings / (iv) | <u>Square Footage</u> |
| Office Buildings | \$ 416 |
| Total Direct Taxable Sales | 190,000 |
| | \$ - |
| | 200,000 |
| | 390,000 |
| | 79,115,494 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 664,570 |
| Total Project Direct Sales and Use Tax to City | |
| | \$ 664,570 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 15

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2023 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|------------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 15,488 | Y | 100% | 3.49 | per person served | 2,929 | 10,228 |
| Utility Taxes | 702,535 | Y | 100% | 158.42 | per person served | 2,929 | 463,947 |
| Solid Waste Tax | 48,400 | Y | 100% | 10.91 | per person served | 2,929 | 31,963 |
| Telephone Tax | 225,864 | Y | 100% | 50.93 | per person served | 2,929 | 149,159 |
| Electrical Tax | 338,797 | Y | 100% | 76.40 | per person served | 2,929 | 223,738 |
| Water Utility Tax | 35,170 | Y | 100% | 7.93 | per person served | 2,929 | 23,226 |
| Wastewater Utility Tax | 54,304 | Y | 100% | 12.25 | per person served | 2,929 | 35,862 |
| Pull Tabs/Punch Boards | 5,808 | Y | 100% | 1.31 | per person served | 2,929 | 3,836 |
| Licenses and Permits | 232,237 | Y | 100% | 52.37 | per person served | 2,929 | 153,367 |
| Intergovernmental | 711,567 | Y | 100% | 160.46 | per person served | 2,929 | 469,912 |
| Charges for Services | 165,326 | Y | 100% | 37.28 | per person served | 2,929 | 109,180 |
| Fines and Forfeits | 271,199 | Y | 100% | 61.16 | per person served | 2,929 | 179,097 |
| Miscellaneous Revenues | 121,160 | Y | 100% | 27.32 | per person served | 2,929 | 80,013 |
| Total General Fund Revenue | <u>2,225,320</u> | | | <u>501.82</u> | | | <u>1,469,580</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 15

APPENDIX C

TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| Cost | Budget FY 2008 /(i) | | LoS | Efficiency | Factor | Measure /(ii) | Equivalent | Cost |
|------------------------------------|---------------------|------|------------|--------------------|-------------------|---------------|---------------------|------|
| | Budget | | Adjustment | Factor | 2023 | | Units | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | (e) | (f)=(e)*(d) | | |
| Legislative | \$ 19,126 | 100% | 100% | 4.31 | per person served | 2,929 | \$ 12,631 | |
| Judicial | 367,001 | 100% | 100% | 82.76 | per person served | 2,929 | 242,364 | |
| Executive | 21,956 | 100% | 100% | 4.95 | per person served | 2,929 | 14,499 | |
| Administration | 472,878 | 100% | 100% | 106.64 | per person served | 2,929 | 312,284 | |
| Economic Development | 212,500 | 100% | 100% | 47.92 | per person served | 2,929 | 140,333 | |
| City Clerk | 122,393 | 100% | 100% | 27.60 | per person served | 2,929 | 80,827 | |
| Finance | 356,064 | 100% | 100% | 80.29 | per person served | 2,929 | 235,141 | |
| Legal | 180,692 | 100% | 100% | 40.75 | per person served | 2,929 | 119,327 | |
| Employee Benefit Program | 4,840 | 100% | 100% | 1.09 | per person served | 2,929 | 3,196 | |
| Central Services | 83,134 | 100% | 100% | 18.75 | per person served | 2,929 | 54,901 | |
| Information Tech. Central Services | 148,925 | 100% | 100% | 33.58 | per person served | 2,929 | 98,349 | |
| Total Other Gov't Services | 69,082 | 100% | 100% | 15.58 | per person served | 2,929 | 45,621 | |
| Law Enforcement | 2,141,350 | 60% | 100% | 289.73 | per person served | 2,929 | 848,476 (iii) | |
| Physical Environment | 63,726 | 100% | 100% | 14.37 | per person served | 2,929 | 42,084 | |
| Stewardship Department | 203,065 | 100% | 100% | 45.79 | per person served | 2,929 | 134,102 | |
| Community Development Department | 203,188 | 100% | 100% | 45.82 | per person served | 2,929 | 134,183 | |
| Building Department | 146,120 | 0% | 100% | - | per person served | 2,929 | - (iv) | |
| Planning Department | 144,022 | 0% | 100% | - | per person served | 2,929 | - (iv) | |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 2,929 | - | |
| Code Enforcement | - | 0% | 0% | - | per person served | 2,929 | - (iv) | |
| Mental and Physical Health | 1,452 | 100% | 100% | 0.33 | per person served | 2,929 | 959 | |
| Parks and Recreation | 5,163 | 100% | 100% | 1.16 | per person served | 2,929 | 3,409 | |
| Fire Department | 1,021,509 | 100% | 100% | 230.36 | per person served | 2,929 | 674,595 | |
| Non Expenditure | - | 0% | 0% | - | per person served | 2,929 | - | |
| General Fund Total | <u>\$ 6,365,859</u> | | | <u>\$ 1,091.78</u> | | | <u>\$ 3,197,281</u> | |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 16

APPENDIX C

**TABLE 1 - Residential Land Use and Phasing
Lawson Hills Fiscal Impact Analysis
March 18, 2009**

| Product Type | Bulk Land Sale Value New Land Value per Unit | | Unit Sale Value (i) Building Value Only | | Total New Land Values (e)=(a)*(b) | Total New Building Value (f)=(c)*(d) | Total New Valuation (g)=(e)+(f) |
|-----------------------------------------------------------------------|-------------------------------------------------|-----------------|----------------------------------------------------|------------------|------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| New Construction | | | | | | | |
| Apartments | \$ 76,401 | - | \$ 251,031 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 65,486 | - | 261,945 | - | - | - | - |
| Townhomes | 207,373 | - | 311,060 | - | - | - | - |
| Duets | 290,322 | - | 435,483 | - | - | - | - |
| Duet Alley | 290,322 | - | 435,483 | 14 | - | 6,096,769 | 6,096,769 |
| 35x90 alley | 261,290 | - | 391,935 | 37 | - | 14,501,600 | 14,501,600 |
| 40x85 alley | 282,027 | - | 423,041 | - | - | - | - |
| 40x90 alley | 298,617 | - | 447,926 | 14 | - | 6,270,962 | 6,270,962 |
| 45x80 alley | 298,617 | - | 447,926 | - | - | - | - |
| 40x90 | 298,617 | - | 447,926 | - | - | - | - |
| 40x100 | 331,797 | - | 497,695 | 34 | - | 16,921,644 | 16,921,644 |
| 45x85 | 317,281 | - | 475,921 | - | - | - | - |
| 45x100 | 373,272 | - | 559,907 | - | - | - | - |
| 50x90 | 373,272 | - | 559,907 | - | - | - | - |
| 50x100 | 414,746 | - | 622,119 | 43 | - | 26,751,128 | 26,751,128 |
| 55x100 | 456,221 | - | 684,331 | - | - | - | - |
| 60x100 | 497,695 | - | 746,543 | 25 | - | 18,663,578 | 18,663,578 |
| 70x100 | 580,645 | - | 870,967 | - | - | - | - |
| 80x100 | 663,594 | - | 995,391 | - | - | - | - |
| Cluster | 298,617 | - | 447,926 | 9 | - | 4,031,333 | 4,031,333 |
| Carriage | 452,946 | - | 679,420 | - | - | - | - |
| | | | | <u>176</u> | | | <u>93,237,013</u> |
| Existing Developed Lots | | | | | | | |
| Product Type | Existing Land Value per Unit | | Existing Unit Value (ii) Building and Lot Value | | Total Existing Land Value (e)=(a)*(b) | Total Existing Building Value (f)=(c)*(d) | Total Existing Valuation (g)=(e)+(f) |
| | Value (a) | No. Lots (b) | Value (c) | No. Units (d) | | | |
| Residential | | | | | | | |
| From Prior Years | | | | | | | |
| Apartments | \$ 76,401 | - | \$ 327,431 | - | \$ - | \$ - | \$ - |
| Stacked Flats | 65,486 | - | 327,431 | - | - | - | - |
| Townhomes | 207,373 | - | 518,433 | 297 | - | 153,974,516 | 153,974,516 |
| Duets | 290,322 | - | 725,806 | 73 | - | 52,983,823 | 52,983,823 |
| Duet Alley | 290,322 | 14 | 725,806 | 26 | 4,064,512 | 18,870,951 | 22,935,463 |
| 35x90 alley | 261,290 | 37 | 653,225 | 50 | 9,667,733 | 32,661,261 | 42,328,994 |
| 40x85 alley | 282,027 | - | 705,068 | - | - | - | - |
| 40x90 alley | 298,617 | 14 | 746,543 | 54 | 4,180,641 | 40,313,328 | 44,493,969 |
| 45x80 alley | 298,617 | - | 746,543 | - | - | - | - |
| 40x90 | 298,617 | - | 746,543 | - | - | - | - |
| 40x100 | 331,797 | 34 | 829,492 | 136 | 11,281,096 | 112,810,959 | 124,092,055 |
| 45x85 | 317,281 | - | 793,202 | - | - | - | - |
| 45x100 | 373,272 | - | 933,179 | - | - | - | - |
| 50x90 | 373,272 | - | 933,179 | - | - | - | - |
| 50x100 | 414,746 | 43 | 1,036,865 | 297 | 17,834,085 | 307,949,033 | 325,783,118 |
| 55x100 | 456,221 | - | 1,140,552 | - | - | - | - |
| 60x100 | 497,695 | 25 | 1,244,239 | 94 | 12,442,385 | 116,958,420 | 129,400,806 |
| 70x100 | 580,645 | - | 1,451,612 | - | - | - | - |
| 80x100 | 663,594 | - | 1,658,985 | - | - | - | - |
| Cluster | 298,617 | 9 | 746,543 | 47 | 2,687,555 | 35,087,526 | 37,775,081 |
| Carriage | 452,946 | - | 1,132,366 | - | - | - | - |
| | | <u>176</u> | | <u>1,074</u> | | | <u>933,767,826</u> |
| Non-Residential | | | | | | | |
| | Mix | | Building Sq. Ft. | | | Assessed Value Per Sq. Ft. (i) | |
| New Construction | | | | | | | |
| Retail Buildings (i) | 0% | | - | | \$ | 265.22 | - |
| Office Buildings | 0% | | - | | | 172.85 | - |
| | <u>0%</u> | | <u>-</u> | | | | <u>-</u> |
| From Prior Years | | | | | | | |
| Retail Buildings | 49% | | 190,000 | | \$ | 265.22 | 50,390,894 |
| Office Buildings | 51% | | 200,000 | | | 172.85 | 34,570,344 |
| | <u>100%</u> | | <u>390,000</u> | | | | <u>84,961,238</u> |
| Raw Land | | | | | | | |
| | Raw Land Acreage | | Percentage of Total Land | | | Assessed Value Per Acre (i) | |
| Raw Land for Residential | - | | 0.00% | | \$ | 160,441 | \$ - |
| Raw Land for Non-Residential | - | | 0.00% | | \$ | 160,441 | \$ - |
| Total Value for Raw Land | <u>-</u> | | <u>0.00%</u> | | | | <u>\$ -</u> |
| Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) | | | | | | | \$ 1,111,966,077 |

Footnote:
 (i) The market values shown for the final unit sale price per unit do not include the lot value for the lot on which each new unit is constructed. All Assessed Values and Market Value per information provided by developer.
 (ii) The market value shown for the existing units include the value of the lot on which each unit is placed.

Appendix C - Fiscal Impact Model Year No. 16

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-------------------------|------------|
| Total Project Assessed Valuation | | | | \$ 1,111,966,077 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.54 | (B) |
| City Tax Share | | | | 596,930 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 596,930 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.69 | (D) |
| City Tax Share | | | | 768,104 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 768,104 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 13,847,213 | 3,333 | 3,004 | \$ 1.23 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ 10,011,318 | |
| City Tax Share, Dollars | | | | 1.23 | (F) |
| City Tax Share-Rounded | | | | 12,289.75 | (F) |
| | | | | \$ 12,290 | |
| Residents per SF HH /(iv) | | | | 2.4030 | |
| Residents per MF HH /(iv) | | | | 2.4030 | |
| Total Residents | | | | 3,004 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 190,000 | | | 813 | |
| Office | 200,000 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 234 | |
| Office | | | | 461 | |
| Total Employees | | | | 695 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | 93,237,013 | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 1,018,729,064 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 164,182,777 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ 466,185 | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 354,729 | (K) |
| Total Amount, Rounded | | | | \$ 820,914 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 16
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Residential | |
| Residential Building Valuation / (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 1,027,004,839 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 308,101,452 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 92,430,436 (C) |
| Projected Off-Site Taxable Sales Captured in City (@60%) | (D) = (C)* 60% \$ 55,458,261 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 465,849 |
| | \$ 465,849 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 466,365 |
| <u>Budget</u> | <u>Factor</u> |
| 105.17 | Resident Factor |
| 100% | Units |
| 3,004 | \$ 315,923 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 466,365 |
| <u>Budget</u> | <u>Factor</u> |
| 105.17 | Employee Factor |
| 50% | Units |
| 348 | \$ 36,598 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 352,521 |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| | <u>Per Square Feet</u> <u>Square Footage</u> |
| Retail Buildings / (iv) | \$ 430 190,000 81,678,836 |
| Office Buildings | \$ - 200,000 - |
| Total Direct Taxable Sales | 390,000 81,678,836 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 686,102 |
| Total Project Direct Sales and Use Tax to City | |
| | \$ 686,102 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 16

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2024 | Measure / (ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|------------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 15,990 | Y | 100% | 3.61 | per person served | 3,352 | 12,085 |
| Utility Taxes | 725,298 | Y | 100% | 163.56 | per person served | 3,352 | 548,164 |
| Solid Waste Tax | 49,968 | Y | 100% | 11.27 | per person served | 3,352 | 37,765 |
| Telephone Tax | 233,183 | Y | 100% | 52.58 | per person served | 3,352 | 176,234 |
| Electrical Tax | 349,774 | Y | 100% | 78.88 | per person served | 3,352 | 264,352 |
| Water Utility Tax | 36,310 | Y | 100% | 8.19 | per person served | 3,352 | 27,442 |
| Wastewater Utility Tax | 56,064 | Y | 100% | 12.64 | per person served | 3,352 | 42,372 |
| Pull Tabs/Punch Boards | 5,996 | Y | 100% | 1.35 | per person served | 3,352 | 4,532 |
| Licenses and Permits | 239,762 | Y | 100% | 54.07 | per person served | 3,352 | 181,207 |
| Intergovernmental | 734,622 | Y | 100% | 165.66 | per person served | 3,352 | 555,211 |
| Charges for Services | 170,683 | Y | 100% | 38.49 | per person served | 3,352 | 128,999 |
| Fines and Forfeits | 279,986 | Y | 100% | 63.14 | per person served | 3,352 | 211,607 |
| Miscellaneous Revenues | 125,086 | Y | 100% | 28.21 | per person served | 3,352 | 94,537 |
| Total General Fund Revenue | <u>2,297,421</u> | | | <u>518.08</u> | | | <u>1,736,341</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 16

APPENDIX C

TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|------------|--------------------|-------------------|------------------|---------------------|
| | Budget | Adjustment | Factor | 2024 | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 19,746 | 100% | 100% | 4.45 | per person served | 3,352 | \$ 14,923 |
| Judicial | 378,892 | 100% | 100% | 85.44 | per person served | 3,352 | 286,358 |
| Executive | 22,667 | 100% | 100% | 5.11 | per person served | 3,352 | 17,131 |
| Administration | 488,199 | 100% | 100% | 110.09 | per person served | 3,352 | 368,971 |
| Economic Development | 219,385 | 100% | 100% | 49.47 | per person served | 3,352 | 165,806 |
| City Clerk | 126,358 | 100% | 100% | 28.49 | per person served | 3,352 | 95,499 |
| Finance | 367,601 | 100% | 100% | 82.90 | per person served | 3,352 | 277,825 |
| Legal | 186,546 | 100% | 100% | 42.07 | per person served | 3,352 | 140,987 |
| Employee Benefit Program | 4,997 | 100% | 100% | 1.13 | per person served | 3,352 | 3,776 |
| Central Services | 85,828 | 100% | 100% | 19.35 | per person served | 3,352 | 64,867 |
| Information Tech. Central Services | 153,751 | 100% | 100% | 34.67 | per person served | 3,352 | 116,201 |
| Total Other Gov't Services | 71,321 | 100% | 100% | 16.08 | per person served | 3,352 | 53,903 |
| Law Enforcement | 2,210,730 | 60% | 100% | 299.12 | per person served | 3,352 | 1,002,493 (iii) |
| Physical Environment | 65,791 | 100% | 100% | 14.84 | per person served | 3,352 | 49,723 |
| Stewardship Department | 209,644 | 100% | 100% | 47.28 | per person served | 3,352 | 158,445 |
| Community Development Department | 209,771 | 100% | 100% | 47.30 | per person served | 3,352 | 158,540 |
| Building Department | 150,854 | 0% | 100% | - | per person served | 3,352 | - (iv) |
| Planning Department | 148,689 | 0% | 100% | - | per person served | 3,352 | - (iv) |
| Pass Through Costs/Deve.Regis. | - | 0% | 0% | - | per person served | 3,352 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 3,352 | - (iv) |
| Mental and Physical Health | 1,499 | 100% | 100% | 0.34 | per person served | 3,352 | 1,133 |
| Parks and Recreation | 5,330 | 100% | 100% | 1.20 | per person served | 3,352 | 4,028 |
| Fire Department | 1,054,606 | 100% | 100% | 237.82 | per person served | 3,352 | 797,049 |
| Non Expenditure | - | 0% | 0% | - | per person served | 3,352 | - |
| General Fund Total | <u>\$ 6,572,112</u> | | | <u>\$ 1,127.15</u> | | | <u>\$ 3,777,659</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Appendix C - Fiscal Impact Model Year No. 17

APPENDIX C

TABLE 2 - Raw Land Phasing and Property Tax Calculations

Lawson Hills Fiscal Impact Analysis

March 18, 2009

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|----------------------|-------------------------|------------|
| Total Project Assessed Valuation | | | | \$ 1,165,015,544 | (A) |
| <u>Property Tax</u> | | | | | |
| City Share of Basic Tax /(i) | | | | \$ 0.52 | (B) |
| City Tax Share | | | | 601,584 | |
| City Tax Share-Rounded | | | (C) = (A)*(B) | \$ 601,584 | (C) |
| <u>Property Tax - Special Levy</u> | | | | | |
| City Dedicated Public Safety Tax /(ii) | | | | \$ 0.86 | (D) |
| City Tax Share | | | | 1,001,913 | |
| City Tax Share-Rounded | | | (E) = (A)*(D) | \$ 1,001,913 | (E) |
| <u>Personal Property Tax</u> | | | | | |
| City Share of Basic Tax - New Construction /(i) | <u>2006/07 Assessed Value</u> | <u>Per Resident</u> | <u>Residents</u> | | |
| Personal Property Value /(iii) | \$ 14,539,573 | 3,499 | 3,004 | \$ 1.38 | |
| Total City Share of Property Taxes, Levy Rate | | | | \$ 10,511,884 | |
| City Tax Share, Dollars | | | | 1.38 | (F) |
| City Tax Share-Rounded | | | | 14,468.28 | (F) |
| | | | | \$ 14,468 | |
| Residents per SF HH /(iv) | | | | 2,4030 | |
| Residents per MF HH /(iv) | | | | 2,4030 | |
| Total Residents | | | | 3,004 | |
| <u>Square Feet per Employee /(v)</u> | | | | | |
| | <u>Square Footage</u> | | | | |
| Retail | 190,000 | | | 813 | |
| Office | 200,000 | | | 434 | |
| Employees | | | | | |
| Retail | | | | 234 | |
| Office | | | | 461 | |
| Total Employees | | | | 695 | |
| <u>Transfer Parameters</u> | | | | | |
| Turnover Rate /(vi) | | | | | |
| Residential | | | | 7.14% | |
| Non-Residential | | | | 5.00% | |
| Assessed Valuation - New Construction/ <i>Shown In Table 1, Letters (A) and (C)</i> | | | | - | (G) |
| Assessed Valuation - Existing & Prior Years/ <i>Shown In Table 1, Letters (B) and (D)</i> | | | | 1,165,015,544 | (H) |
| AV of Transferred Real Estate (Resale and New Construction)/ <i>Equal to Table 1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)</i> | | | | \$ 81,358,386 | |
| <u>Real Estate Excise Tax (REET) /(vii)</u> | | | | | |
| REET Rate | | | | 0.5000% | (I) |
| REET from New Construction | | | (J) = (G)*(I) | \$ - | (J) |
| REET from Re-sale of Existing Property/ <i>Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00% times (I)</i> | | | | 406,792 | (K) |
| Total Amount, Rounded | | | | \$ 406,792 | |

Footnote:

- (i) Estimated levy rate based on rate of \$1.92035 per \$1,000 in 2006 per King County.
- (ii) Approved on 9/14/04 to be terminated in 2011. This FIA assumes the Public Safety Levy Lid Lift is re-approved each time it expires.
- (iii) Assessed Value is estimated based on actual 2006 assessed value increased by 5.00% per year.
- (iv) The People per Household amounts pursuant to the Puget Sound Regional Council.
- (v) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
- (vi) Assumes existing homes are sold every 14 years and existing non-residential property is sold every 20 years. Please note REET revenue is not used for City General Fund operations.
- (vii) REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Appendix C - Fiscal Impact Model Year No. 17
APPENDIX C
TABLE 3 - SALES AND USE TAX REVENUE CALCULATIONS
Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Description | Amount |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Residential | |
| Residential Building Valuation (A) = Total AV of all New and Existing Residential Units as shown in Table 1 | \$ 1,078,355,081 (A) |
| Household Income (@30% of valuation) / (i) | (B) = (A)* 30% \$ 323,506,524 (B) |
| Retail Taxable Sales (@30% of household income) / (ii) | (C) = (B)* 30% \$ 97,051,957 (C) |
| Projected Off-Site Taxable Sales Captured in City (@60%) | (D) = (C)* 60% \$ 58,231,174 (D) |
| Project Indirect Sales and Use Tax to City - New Residents | |
| Sales tax calculated on the Lesser of the assessed valuation percentage (@0.84% of taxable sales) (1) or per capita (2) | |
| Assessed Valuation Percentage | |
| (1) Sales Tax (@0.84% of taxable sales) | 0.84% \$ 489,142 |
| | \$ 489,142 |
| Per Capita | |
| (2) Projected Sales tax per Capita (based on 2008 City Budget) | \$ 481,475 |
| <u>Budget</u> | <u>Factor</u> |
| 108.57 | Resident Factor |
| 100% | Units |
| 3,004 | \$ 326,159 |
| Project Indirect Sales and Use Tax to City - New Employees | |
| Per Capita | |
| Projected Sales tax per Capita (based on City Budget) / (iii) | \$ 481,475 |
| <u>Budget</u> | <u>Factor</u> |
| 108.57 | Employee Factor |
| 50% | Units |
| 348 | \$ 37,784 |
| Total Project Indirect Sales and Use Tax to City | |
| | \$ 363,943 |
| Project Direct Sales and Use Tax to City - Businesses | |
| Taxable Sales | Taxable Sales |
| Retail Buildings / (iv) | Per Square Feet |
| Office Buildings | Square Footage |
| Total Direct Taxable Sales | \$ 444 190,000 84,325,230 |
| | \$ - 200,000 - |
| | 390,000 84,325,230 |
| Project Direct Sales and Use Tax to City | |
| Sales Tax (@0.84% of taxable sales) | 0.84% \$ 708,332 |
| Total Project Direct Sales and Use Tax to City | |
| | \$ 708,332 |

Footnote:

- (i) Housing is considered affordable when 30% of household income is spent on housing per King County Office of Management and Budget and US Census Data.
- (ii) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
- (iii) Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
- (iv) Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Appendix C - Fiscal Impact Model Year No. 17

APPENDIX C

TABLE 4 - OTHER GENERAL FUND REVENUE CALCULATIONS

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Revenue Source | Revenues (2008) (i) | Recurring Revenue | Percentage Rev Applied | Factor 2025 | Measure /(ii) | Equivalent Units | Revenue |
|-----------------------------------|------------------------|----------------------|---------------------------|----------------|-------------------|---------------------|------------------|
| General Fund (Fund 001) | (a) | | (b) | (c) | | (d) | (e) = (c)*(d) |
| Taxes | | | | | | | |
| TV Cable Tax | 16,508 | Y | 100% | 3.72 | per person served | 3,352 | 12,476 |
| <u>Utility Taxes</u> | 748,797 | Y | 100% | 168.86 | per person served | 3,352 | 565,925 |
| Solid Waste Tax | 51,587 | Y | 100% | 11.63 | per person served | 3,352 | 38,988 |
| Telephone Tax | 240,738 | Y | 100% | 54.29 | per person served | 3,352 | 181,944 |
| Electrical Tax | 361,106 | Y | 100% | 81.43 | per person served | 3,352 | 272,916 |
| Water Utility Tax | 37,486 | Y | 100% | 8.45 | per person served | 3,352 | 28,331 |
| Wastewater Utility Tax | 57,880 | Y | 100% | 13.05 | per person served | 3,352 | 43,745 |
| Pull Tabs/Punch Boards | 6,190 | Y | 100% | 1.40 | per person served | 3,352 | 4,679 |
| Licenses and Permits | 247,530 | Y | 100% | 55.82 | per person served | 3,352 | 187,078 |
| Intergovernmental | 758,423 | Y | 100% | 171.03 | per person served | 3,352 | 573,200 |
| Charges for Services | 176,213 | Y | 100% | 39.74 | per person served | 3,352 | 133,178 |
| Fines and Forfeits | 289,057 | Y | 100% | 65.18 | per person served | 3,352 | 218,463 |
| Miscellaneous Revenues | 129,139 | Y | 100% | 29.12 | per person served | 3,352 | 97,600 |
| Total General Fund Revenue | <u>2,371,857</u> | | | <u>534.86</u> | | | <u>1,792,599</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Appendix C - Fiscal Impact Model Year No. 17

**APPENDIX C
TABLE 5 - GENERAL FUND & SPECIAL FUND COST CALCULATIONS**

Lawson Hills Fiscal Impact Analysis
March 18, 2009

| Cost | Budget FY 2008 /(i) | LoS | Efficiency | Factor | Measure /(ii) | Equivalent Units | Cost |
|------------------------------------|---------------------|------------|------------|--------------------|-------------------|---------------------|---------------------|
| | Budget | Adjustment | Factor | 2025 | | | |
| General Fund (Fund 001) | (a) | (b) | (c) | (d) | | (e) | (f)=(e)*(d) |
| Legislative | \$ 20,385 | 100% | 100% | 4.60 | per person served | 3,352 | \$ 15,407 |
| Judicial | 391,168 | 100% | 100% | 88.21 | per person served | 3,352 | 295,636 |
| Executive | 23,401 | 100% | 100% | 5.28 | per person served | 3,352 | 17,686 |
| Administration | 504,017 | 100% | 100% | 113.66 | per person served | 3,352 | 380,925 |
| Economic Development | 226,493 | 100% | 100% | 51.08 | per person served | 3,352 | 171,178 |
| City Clerk | 130,452 | 100% | 100% | 29.42 | per person served | 3,352 | 98,593 |
| Finance | 379,511 | 100% | 100% | 85.58 | per person served | 3,352 | 286,826 |
| Legal | 192,590 | 100% | 100% | 43.43 | per person served | 3,352 | 145,555 |
| Employee Benefit Program | 5,159 | 100% | 100% | 1.16 | per person served | 3,352 | 3,899 |
| Central Services | 88,609 | 100% | 100% | 19.98 | per person served | 3,352 | 66,969 |
| Information Tech. Central Services | 158,732 | 100% | 100% | 35.79 | per person served | 3,352 | 119,966 |
| Total Other Gov't Services | 73,631 | 100% | 100% | 16.60 | per person served | 3,352 | 55,649 |
| Law Enforcement | 2,282,358 | 60% | 100% | 308.81 | per person served | 3,352 | 1,034,974 (iii) |
| Physical Environment | 67,922 | 100% | 100% | 15.32 | per person served | 3,352 | 51,334 |
| Stewardship Department | 216,437 | 100% | 100% | 48.81 | per person served | 3,352 | 163,578 |
| Community Development Department | 216,568 | 100% | 100% | 48.84 | per person served | 3,352 | 163,677 |
| Building Department | 155,742 | 0% | 100% | - | per person served | 3,352 | - (iv) |
| Planning Department | 153,506 | 0% | 100% | - | per person served | 3,352 | - (iv) |
| Pass Through Costs/Deve.Reg. | - | 0% | 0% | - | per person served | 3,352 | - |
| Code Enforcement | - | 0% | 0% | - | per person served | 3,352 | - (iv) |
| Mental and Physical Health | 1,548 | 100% | 100% | 0.35 | per person served | 3,352 | 1,170 |
| Parks and Recreation | 5,503 | 100% | 100% | 1.24 | per person served | 3,352 | 4,159 |
| Fire Department | 1,088,775 | 100% | 100% | 245.52 | per person served | 3,352 | 822,873 |
| Non Expenditure | - | 0% | 0% | - | per person served | 3,352 | - |
| General Fund Total | <u>\$ 6,785,049</u> | | | <u>\$ 1,163.67</u> | | | <u>\$ 3,900,056</u> |

Footnote:

- (i) Per 2008 City Budget escalated and the Consumer Price Index of 3.24%, for the Bureau of Labor Statistics, Western Region from 1998 to 2008.
- (ii) Based on total population and 50% employment
- (iii) The Law Enforcement Level of Service Factor reduces the City's current 2.88 officers/1,000 to 1.72 officers per 1,000 residents. City standard per the 2006 budget is 1.6 per 1,000.
- (iv) Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

**Appendix D
Property Tax / Levy Lid Calculation**

3/18/2009

| FIA Model year No. | 2008 0 | 2009 1 | 2010 2 | 2011 3 | 2012 4 | 2013 5 | 2014 6 | 2015 7 | 2016 8 | 2017 9 | 2018 10 |
|----------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Calculation of Limit Factor Levy | | | | | | | | | | | |
| | 2008 Tax Roll | 2009 Tax Roll | 2010 Tax Roll | 2011 Tax Roll | 2012 Tax Roll | 2013 Tax Roll | 2014 Tax Roll | 2015 Tax Roll | 2016 Tax Roll | 2017 Tax Roll | 2018 Tax Roll |
| Levy Basis for calculation (Initial Levy) (note 2) | \$ 951,400 | \$ 960,914 | \$ 970,523 | \$ 567,253 | \$ 1,213,695 | \$ 1,236,450 | \$ 1,256,612 | \$ 1,276,830 | \$ 1,331,782 | \$ 1,387,940 | \$ 727,178 |
| x Limit Levy | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 |
| = Levy | \$ 960,914 | \$ 970,523 | \$ 980,228 | \$ 572,926 | \$ 1,225,832 | \$ 1,248,814 | \$ 1,269,178 | \$ 1,289,598 | \$ 1,345,100 | \$ 1,401,819 | \$ 734,449 |
| Local new construction (Project) | \$ - | \$ - | \$ 10,731,667 | \$ 10,946,300 | \$ 11,165,226 | \$ 4,880,799 | \$ 4,978,415 | \$ 28,524,497 | \$ 30,079,099 | \$ 70,556,044 | \$ 92,773,292 |
| Local new construction (Non-Project) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| + Increase In utility value (note 3) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| = Total New Construction | \$ - | \$ - | \$ 10,731,667 | \$ 10,946,300 | \$ 11,165,226 | \$ 4,880,799 | \$ 4,978,415 | \$ 28,524,497 | \$ 30,079,099 | \$ 70,556,044 | \$ 92,773,292 |
| x Last Year's regular levy rate | 1.64022 | 1.57952 | 1.51934 | 1.46238 | 0.95100 | 1.59757 | 1.53708 | 1.47886 | 1.42424 | 1.37160 | 1.32260 |
| = New construction levy | \$ - | \$ - | \$ 16,305 | \$ 16,008 | \$ 10,618 | \$ 7,797 | \$ 7,652 | \$ 42,184 | \$ 42,840 | \$ 96,774 | \$ 122,702 |
| Total limit factor levy | \$ 960,914 | \$ 970,523 | \$ 996,533 | \$ 588,933 | \$ 1,236,450 | \$ 1,256,612 | \$ 1,276,830 | \$ 1,331,782 | \$ 1,387,940 | \$ 1,498,593 | \$ 857,151 |
| Annexation Levy | | | | | | | | | | | |
| Omitted Assessment Levy (note 4) | 1.2881 | 1.0500 | 1.0668 | 1.0661 | 1.0654 | 1.0563 | 1.0561 | 1.0830 | 1.0822 | 1.1197 | 1.1319 |
| Total Limit Factor Levy + new lid lifts - omits | \$ 960,914 | \$ 970,523 | \$ 996,533 | \$ 588,933 | \$ 1,236,450 | \$ 1,256,612 | \$ 1,276,830 | \$ 1,331,782 | \$ 1,387,940 | \$ 1,498,593 | \$ 857,151 |
| + regular levy assessed value less annexations | \$ 608,359,424 | \$ 638,777,396 | \$ 681,447,932 | \$ 726,466,629 | \$ 773,955,186 | \$ 817,533,744 | \$ 863,388,846 | \$ 935,082,786 | \$ 1,011,916,024 | \$ 1,133,067,870 | \$ 1,282,494,555 |
| = Annexation rate (cannot exceed statutory maximum rate) | 1.57952 | 1.51934 | 1.46238 | 0.81068 | 1.59757 | 1.53708 | 1.47886 | 1.42424 | 1.37160 | 1.32260 | 0.66835 |
| x Annexation assessed value | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| = Annexation Levy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lid Lifts, Refunds, & Total | | | | | | | | | | | |
| + First Year lid lifts | \$ - | \$ - | \$ - | \$ 624,761 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,102,945 |
| + Limit Factor Levy | \$ 960,914 | \$ 970,523 | \$ 996,533 | \$ 588,933 | \$ 1,236,450 | \$ 1,256,612 | \$ 1,276,830 | \$ 1,331,782 | \$ 1,387,940 | \$ 1,498,593 | \$ 857,151 |
| = Total RCW 84.55 levy | \$ 960,914 | \$ 970,523 | \$ 996,533 | \$ 1,213,695 | \$ 1,236,450 | \$ 1,256,612 | \$ 1,276,830 | \$ 1,331,782 | \$ 1,387,940 | \$ 1,498,593 | \$ 1,960,096 |
| + Relevy for prior year refunds (note 5) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| = Total RCW 84.55 levy + refunds | \$ 960,914 | \$ 970,523 | \$ 996,533 | \$ 1,213,695 | \$ 1,236,450 | \$ 1,256,612 | \$ 1,276,830 | \$ 1,331,782 | \$ 1,387,940 | \$ 1,498,593 | \$ 1,960,096 |
| Allowable Levy (note 6) | | | | | | | | | | | |
| Levy Rate based on allowable levy | 1.5795 | 1.5193 | 1.4624 | 1.6707 | 1.5976 | 1.5371 | 1.4789 | 1.4242 | 1.3716 | 1.3226 | 1.5283 |
| last years ACTUAL regular levy | \$ 906,952 | \$ 960,914 | \$ 970,523 | \$ 996,533 | \$ 1,213,695 | \$ 1,236,450 | \$ 1,256,612 | \$ 1,276,830 | \$ 1,331,782 | \$ 1,387,940 | \$ 1,498,593 |
| Dollar increase over last year other than N/C - Annex | \$ 8,980 | \$ 53,962 | \$ 9,609 | \$ 26,010 | \$ 217,161 | \$ 22,755 | \$ 20,162 | \$ 20,218 | \$ 54,952 | \$ 56,158 | \$ 110,654 |
| Percent increase over last year other than N/C - Annex | 1.0000% | 5.9498% | 1.0000% | 2.6800% | 21.7917% | 1.8749% | 1.6306% | 1.6090% | 4.3038% | 4.2167% | 7.9725% |

Green Cells: 1st year levy lid lifts

Orange Cells: Value of Local new construction from development of the project.

Notes: (All notes are summarized from King County Levy Lid Worksheets)

Note 1: (Regarding Fire and Library Districts, does not apply to the City's levy lid calculation)

Note 2: Maximum allowable levy, may be different from actual levy in prior years if the City has been levying less than the maximum levy.

Note 3: This is the increase in the value of state-assessed property belonging to utility and transportation companies. DPFPG has made the conservative assumption that there will be no increase in this value.

Note 4: This is the value of property which should have been on prior year property taxes, but was omitted. The value of omitted property does not affect the current year levy lid lift and is therefore not included.

Note 5: It is assumed there will be no administrative refunds.

Note 6: DPFPG has assumed the Levy Limit Factor of 1.01 as shown above will be the more conservative calculation. A Levy Lid calculation utilizing the Implicit Price Deflator method is not shown.

Notes 7 and 8 also do not apply to this calculation.

**Appendix D
Property Tax / Levy Lid Calculation**

| FIA Model year No. | 2019 11 | 2020 12 | 2021 13 | 2022 14 | 2023 15 | 2024 16 | 2025 17 |
|----------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Calculation of Limit Factor Levy | | | | | | | |
| | 2019 Tax Roll | 2020 Tax Roll | 2021 Tax Roll | 2022 Tax Roll | 2023 Tax Roll | 2024 Tax Roll | 2025 Tax Roll |
| Levy Basis for calculation (Initial Levy) (note 2) | \$ 1,960,096 | \$ 2,123,060 | \$ 2,327,494 | \$ 2,530,682 | \$ 2,741,926 | \$ 2,885,178 | \$ 1,326,263 |
| x Limit Levy | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 | 1.0100 |
| = Levy | \$ 1,979,697 | \$ 2,144,291 | \$ 2,350,769 | \$ 2,555,989 | \$ 2,769,345 | \$ 2,914,030 | \$ 1,339,526 |
| Local new construction {Project} | \$ 93,802,419 | \$ 124,296,963 | \$ 126,518,855 | \$ 135,564,630 | \$ 87,570,692 | \$ 93,237,013 | \$ - |
| Local new construction {Non-Project} | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| + Increase In utility value (note 3) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| = Total New Construction | \$ 93,802,419 | \$ 124,296,963 | \$ 126,518,855 | \$ 135,564,630 | \$ 87,570,692 | \$ 93,237,013 | \$ - |
| x Last Year's regular levy rate | 1.52835 | 1.47392 | 1.42203 | 1.37157 | 1.32274 | 1.27430 | 1.22759 |
| = New construction levy | \$ 143,363 | \$ 183,203 | \$ 179,914 | \$ 185,937 | \$ 115,833 | \$ 118,812 | \$ - |
| Total limit factor levy | \$ 2,123,060 | \$ 2,327,494 | \$ 2,530,682 | \$ 2,741,926 | \$ 2,885,178 | \$ 3,032,842 | \$ 1,339,526 |
| Annexation Levy | | | | | | | |
| | 1.1231 | 1.1363 | 1.1273 | 1.1235 | 1.0922 | 1.0912 | 1.0500 |
| Omitted Assessment Levy (note 4) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Limit Factor Levy + new lid lifts - omits | \$ 2,123,060 | \$ 2,327,494 | \$ 2,530,682 | \$ 2,741,926 | \$ 2,885,178 | \$ 3,032,842 | \$ 1,339,526 |
| + regular levy assessed value less annexations | \$ 1,440,421,702 | \$ 1,636,739,750 | \$ 1,845,095,593 | \$ 2,072,915,002 | \$ 2,264,131,444 | \$ 2,470,575,029 | \$ 2,594,103,781 |
| = Annexation rate (cannot exceed statutory maximum rate) | 1.47392 | 1.42203 | 1.37157 | 1.32274 | 1.27430 | 1.22759 | 0.51637 |
| x Annexation assessed value | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| = Annexation Levy | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lid Lifts, Refunds, & Total | | | | | | | |
| + First Year lid lifts | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,230,929 |
| + Limit Factor Levy | \$ 2,123,060 | \$ 2,327,494 | \$ 2,530,682 | \$ 2,741,926 | \$ 2,885,178 | \$ 3,032,842 | \$ 1,339,526 |
| = Total RCW 84.55 levy | \$ 2,123,060 | \$ 2,327,494 | \$ 2,530,682 | \$ 2,741,926 | \$ 2,885,178 | \$ 3,032,842 | \$ 3,570,455 |
| + Relevy for prior year refunds (note 5) | 0 | 0 | 0 | 0 | 0 | 1 | 2 |
| = Total RCW 84.55 levy + refunds | \$ 2,123,060 | \$ 2,327,494 | \$ 2,530,682 | \$ 2,741,926 | \$ 2,885,178 | \$ 3,032,843 | \$ 3,570,457 |
| Allowable Levy (note 6) | | | | | | | |
| | \$ 2,123,060 | \$ 2,327,494 | \$ 2,530,682 | \$ 2,741,926 | \$ 2,885,178 | \$ 3,032,843 | \$ 3,570,457 |
| Levy Rate based on allowable levy | 1.4739 | 1.4220 | 1.3716 | 1.3227 | 1.2743 | 1.2276 | 1.3764 |
| last years ACTUAL regular levy | \$ 1,960,096 | \$ 2,123,060 | \$ 2,327,494 | \$ 2,530,682 | \$ 2,741,926 | \$ 2,885,178 | \$ 3,032,843 |
| Dollar increase over last year other than N/C - Annex | \$ 461,503 | \$ 162,964 | \$ 204,434 | \$ 203,189 | \$ 211,244 | \$ 143,252 | \$ 147,665 |
| Percent increase over last year other than N/C - Annex | 30.7958% | 8.3141% | 9.6292% | 8.7299% | 8.3473% | 5.2245% | 5.1180% |

Green Cells: 1st year levy lid lifts
Orange Cells: Value of Local new construction from development of the project.

Notes: (All notes are summarized from King County Levy Lid Worksheets)

- Note 1: (Regarding Fire and Library Districts, does not apply to the City's levy lid calculation)
- Note 2: Maximum allowable levy, may be different from actual levy in prior years if the City has been levying less than the maximum levy.
- Note 3: This is the increase in the value of state-assessed property belonging to utility and transportation companies. DPFPG has made the conservative assumption that there will be no increase in this value.
- Note 4: This is the value of property which should have been on prior year property taxes, but was omitted. The value of omitted property does not affect the current year levy lid lift and is therefore not included.
- Note 5: It is assumed there will be no administrative refunds.
- Note 6: DPFPG has assumed the Levy Limit Factor of 1.01 as shown above will be the more conservative calculation. A Levy Lid calculation utilizing the Implicit Price Deflator method is not shown.
- Notes 7 and 8 also do not apply to this calculation.