PHASE 1A & 2 & 1B FISCAL IMPACT ANALYSIS FOR THE TEN TRAILS AND LAWSON HILLS MASTER PLANNED DEVELOPMENTS

September 11, 2020

Prepared for:
CCD BLACK DIAMOND PARTNERS, LLC

Prepared By:

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

Table of Contents

Tables

Executive Summary

This report was prepared for CCD Black Diamond Partners, LLC ("Developer") by Development Planning & Financing Group, Inc. in order to provide an updated, comprehensive and cumulative Phase 1A & 2 & 1B Fiscal Impact Analysis ("Phase 1A & 2 & 1B FIA") to determine the estimated short and long term revenue surpluses and deficits on the City of Black Diamond ("City") in connection with Phase 1A & 2 & 1B of the Master Planned Developments, known as The Ten Trails and Lawson Hills , approved by Black Diamond Ordinance No. 10-946 and 10-947, respectively, on September 20, 2010. This Phase 1A & 2 & 1B FIA was drafted to satisfy the requirements of the City's MPD Ordinance (BDMC Ch. 18.98), conditions of approval contained in Black Diamond Ordinance No. 10-946 and Ordinance No. 10-947 ("MPD Permit Approvals"), and the Development Agreements, for The Ten Trails MPD (previously known as The Villages MPD) and Lawson Hills MPD both dated December 12, 2011 ("Development Agreements"). Pursuant to the MPD Permit Approvals and Section 13.6 of the Development Agreements, on February 1, 2011, the Phase 1A fiscal analysis for The Ten Trails MPD Phase 1A application was submitted. When the Developer submitted The Ten Trails MPD Phase 1A & 2C application, the Developer also submitted for review and approval a fiscal analysis for Phase 1A & 2 dated December 31, 2013 and revised April 28, 2014. On September 30, 2013, the City provided its comparable cities selection for Phase 1A & 2 to the Developer and subsequently provided to the Developer the supporting data and analysis for its selection. Based on the new information provided by the City, DPFG prepared a Phase 1A & 2 Updated Fiscal Impact Analysis dated April 28, 2014. An update to that report was submitted September 27, 2019.

This Phase 1A & 2 & 1B FIA covers the first phase ("Phase 1A") and second phase ("Phase 2") and third phase ("Phase 1B") of The Ten Trails MPD and Lawson Hills MPD consisting of approximately 644 acres – currently designed with 1,919 residential units and 820,831 square feet of retail and office space. An estimate of the total number of residential units, average non-residential square footage, and initial unit values for Phases 1A & 2 & 1B is identified in *Table 1A*.

At Buildout, Phases 1A & 2 & 1B provide:

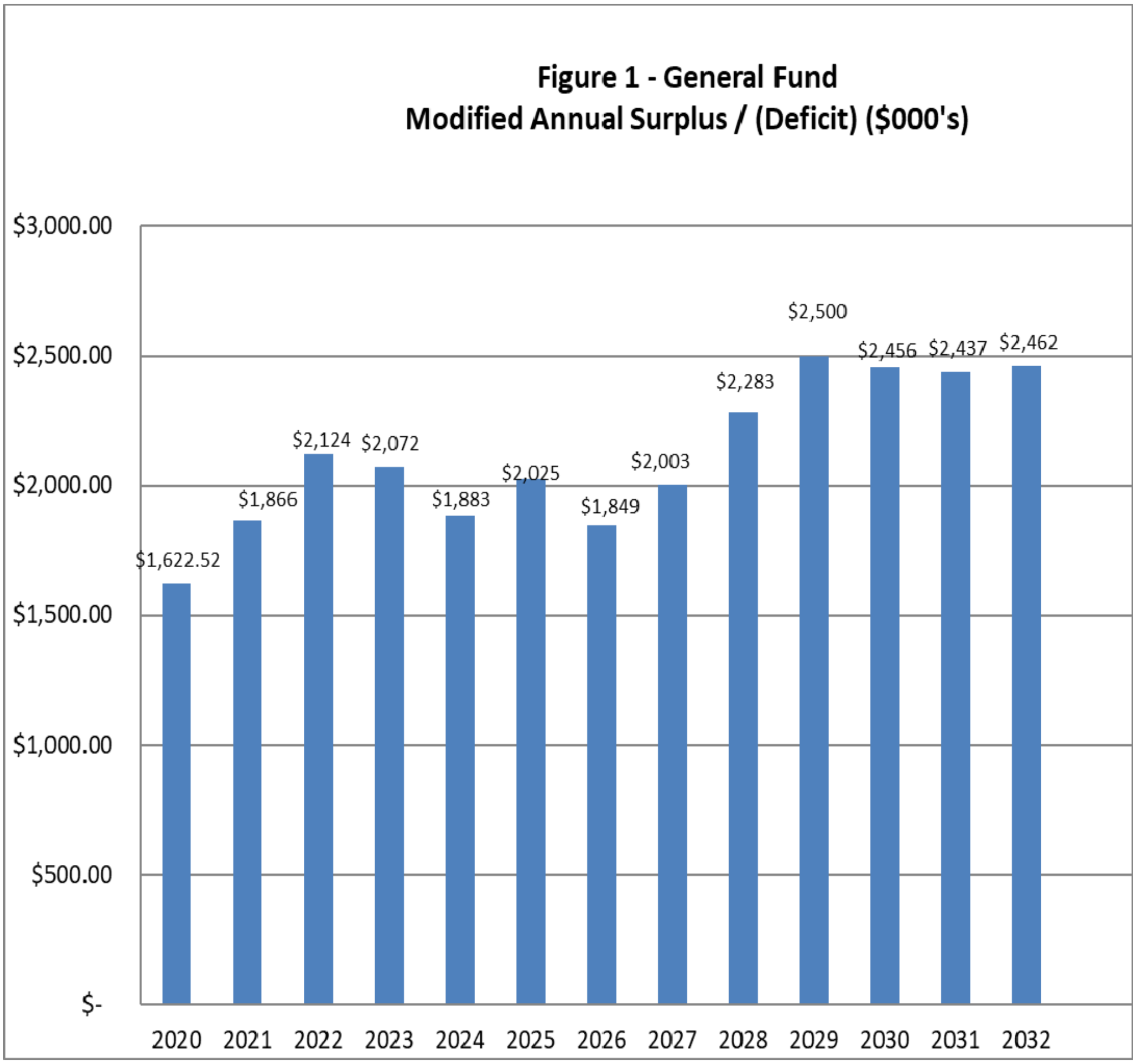
- *Annual surplus of approximately $2.1 million in 2032*
- *A General Fund balance of approximately $39.1 million ($10.4 million in 2019 FIA)*
- *REET revenues of over $10.1 million ($5.6 million in 2019 FIA)*

Development of Phases 1A & 2 & 1B is anticipated to occur over an approximate sixteen (16) year time period, starting in 2016 and ending approximately in 2032. The Developer has caused to occur substantial research regarding the absorption schedule for Phases 1A & 2 & 1B and hereby submits the absorption schedules summarized herein and detailed in *Table 1A* and *Table 1E* as the most likely buildout scenario for Phases 1A & 2 & 1B. *Table 1B – 1D,* and *Table 1F – 1H* provide a more detailed breakdown of the individual absorption of Phases 1A & 2 & 1B for both lot sales and home closings.

Based on conversations with the Developer and the City of Black Diamond, DPFG has designed many aspects of this FIA to produce a conservative result while maintaining the most reasonably accurate report possible. To this end and consistent with Section 13.6 of the Development Agreements, all one-time revenue generators (e.g. permit and impact fees) associated with Phases 1A & 2 & 1B have been excluded from this analysis of the City's General Fund. This analysis further does not assume any other phase of development within the MPDs, other than Phases 1A & 2 & 1B is occurring within the 2032 timeline.

Additionally, Phases 1A & 2 & 1B will generate approximately $10.1 million in new Real Estate Excise Tax ("REET") for the City's capital improvement and project funds. These REET revenues generated by Phases 1A & 2 & 1B can be used by the City to provide additional facilities and infrastructure that may serve Phases 1A & 2 & 1B, and the remainder of the City. Although REET revenues are calculated by the FIA, they are not included in the tables and graphs describing Phases 1A & 2 & 1B surpluses or deficits because it is assumed that all REET will be utilized by the appropriate City special funds to finance additional City infrastructure not associated with Phases 1A & 2 & 1B.

Presented below in *Figure 1* is the General Fund Modified Annual Surplus / (Deficit) (revenue less expenditures) for each year. One-time revenue generators, secondary economic benefits and REET are not shown in *Figure 1.*



The Fiscal Impact Analysis Summary, attached as *Table 2*, shows that Phases 1A & 2 & 1B are fiscally positive with a General Fund surplus for the City of Black Diamond of approximately $2.1 million annually in 2032, seven years following the residential build-out and occupancy of Phases 1A & 2 & 1B. From Fiscal Year 2020 through 2032, Phases 1A & 2 & 1B will generate approximately $78.3 million (including $10.9 million from the Funding Agreement) in revenues and incur $50.5 million in costs for the City's General Fund, thereby generating a net fiscal surplus for the City of Black Diamond.

The reader should be aware that any FIA is only as accurate as the assumptions and methodologies used to calculate its results, and actual results may vary from these estimates as events and circumstances occur in a manner different than described in the FIA. As such, this FIA is intended to be a living document, being updated with current data and assumptions on a case-by-case basis.

City Information

The City of Black Diamond was incorporated on January 20, 1959. The City is 7.19 square miles, located east of Kent and Covington, and approximately 30 miles southeast of Seattle.

The City of Black Diamond is currently home to approximately 5,205 residents. Per the online real estate tracking website Zillow.com, the median home value is $481,709. Per the US Census Bureau American Fact Finder 2014-2018 American Community Survey 5-Year Estimates, the median property value in the City is $399,800, the median household income is $94,650, and there are 433 employees within the City. The largest employment industry sectors include manufacturing, education, construction, transportation and warehousing, and utilities.

I. Introduction

Purpose of Report

This report was prepared for CCD Black Diamond Partners, LLC (“Developer”) by Development Planning & Financing Group, Inc. in order to provide an updated, comprehensive and cumulative Phase 1A & 2 & 1B Fiscal Impact Analysis (“Phase 1A & 2 & 1B FIA”) to determine the estimated short and long term revenue surpluses and deficits on the City of Black Diamond (“City”) in connection with Phase 1A & 2 & 1B of the Master Planned Developments, known as The Ten Trails and Lawson Hills , approved by Black Diamond Ordinance No. 10-946 and 10-947, respectively, on September 20, 2010. This Phase 1A & 2 & 1B FIA was drafted to satisfy the requirements of the City’s MPD Ordinance (BDMC Ch. 18.98), conditions of approval contained in Black Diamond Ordinance No. 10-946 and Ordinance No. 10-947 (“MPD Permit Approvals”), and the Development Agreements, for The Ten Trails MPD (previously known as The Villages MPD) and Lawson Hills MPD both dated December 12, 2011 (“Development Agreements”). Pursuant to the MPD Permit Approvals and Section 13.6 of the Development Agreements, on February 1, 2011, the Phase 1A fiscal analysis for The Ten Trails MPD Phase 1A application was submitted. When the Developer submitted The Ten Trails MPD Phase 1A & 2C application, the Developer also submitted for review and approval a fiscal analysis for Phase 1A & 2 dated December 31, 2013 and revised April 28, 2014. On September 30, 2013, the City provided its comparable cities selection for Phase 1A & 2 to the Developer and subsequently provided to the Developer the supporting data and analysis for its selection. Based on the new information provided by the City, DPFG prepared a Phase 1A & 2 Updated Fiscal Impact Analysis dated April 28, 2014. An update to that report was submitted September 27, 2019.

Organization of Report

The report describes Phases 1A & 2 & 1B and related development absorption, scope, methodology and assumptions applied in the FIA; a description of the FIA methods for calculating revenues and expenditures; and the conclusions of the FIA during and after the projected buildout timeline.

II. Phases 1A & 2 & 1B Description

Locations, Land Uses and Assumptions

Phases 1A & 2 & 1B of The Ten Trails MPD and Lawson Hills MPD consists of approximately 644 acres of property as identified in Exhibit K of the Development Agreements.

Residential Development

Phase 1A is anticipated to yield 700 residential units, Phase 2 is anticipated to yield 944 units, and Phase 1B is anticipated to yield 275 units of various product types. Pursuant to buildout and phasing information prepared by the Developer, product types will range from for-rent apartment buildings to single-family homes on approximately 5,000 square foot lots. Pursuant to information provided by the Developer, the report estimates these units will range in price from $250,000 to $999,950 in 2020.

Non-Residential Development

Phase 1A is anticipated to yield approximately 190,000 square feet of non-residential development, with 158,000 square feet of retail and 32,000 square feet of office space. Phase 2 does not have any planned non-residential development. Phase 1B is anticipated to yield approximately 630,831 square feet of non-residential development, with 365,400 square feet of retail and 265,431 square feet of office space.

Absorption / Phasing

Phases 1A & 2 & 1B

The Developer provided absorption by phase for both land sales and individual residential units (*See Table 1A-1H*). The first land sale occurred in 2017, and the first residential units closed in 2018.

Phase 1A non-residential development is expected to absorb from 2022 to 2026 (*See Table 1B*). Phase 1B non-residential development is expected to absorb from 2022 to 2032 (*See Table 1D*).

III. Fiscal Impact Analysis

Summary

Phases 1A & 2 & 1B encompass approximately 644 acres of land in the City and the Ten Trails and Lawson Hills MPDs. An initial estimate of the total number of residential units, average non-residential square footage, and initial unit values for Phases 1A & 2 & 1B is identified in *Table 1A-1H*.

The Developer has caused to occur substantial research regarding the absorption schedule for Phases 1A & 2 & 1B and hereby submits the absorption schedule summarized herein and detailed in *Table 1A-1H* as the most likely buildout scenario for Phases 1A & 2 & 1B.

Sources of Information and Methodology Used in FIA

Data Sources

Information used in preparing the FIA was obtained from the following sources: (1) the 2020, City budget, (2) Conversations with King County Staff, (3) Conversations with the Developer, (4) the City's Comprehensive Plan, (5) the MPD Ordinance (BDMC Ch. 18.98), (6) Comparable cities selection and analysis from the City included in the 2014 FIA and updated budgets, (7) the MPD Permit Approvals and Development Agreements, (8) Developer's anticipated unit count and product mix for Phases 1A & 2 & 1B, and (9) the Washington State Department of Revenue ("DOR"), the Washington State Department of Financial Management ("DOFM"), and those data sources referenced by the PSRC, including the Federal Bureau of Labor Statistics ("BLS") and the US Census.

Methodology – Revenues & Expenditures

The methodology utilized in the FIA was chosen based on a careful review of the requirements of the MPD Ordinance, the City's Comprehensive Plan, The Ten Trails MPD and Lawson Hills MPD Development Agreements, and discussions with the Developer and City staff. While there are alternative methods available to prepare a FIA for Phase 1A & 2 & 1B, a combination of per capita analysis, case study, and comparable cities analysis were used to determine the impact of Phase 1A & 2 & 1B in accordance with Section 13.6 of the Development Agreements. In the case of Street Funds, Real Estate Excise Tax I & II, and the Stormwater Fund, DPFG used the case study method in accordance with Section 13.6 of the Development Agreements. For example, REET are directly influenced by unit and land prices, and DPFG used the case study methodology to estimate these revenue sources.

With the exception of property taxes, sales taxes and the previously mentioned special revenue funds, a majority of the revenues and expenditures have been calculated on a per-capita basis. The per-capita methodology assigns revenues or costs per person served based on the 2020 City budget and City population. At this time, DPFG and the Developer do not have knowledge of the City's future staffing and levels of service for any departments, and future updates to this FIA could incorporate updates to the City's Comprehensive Plan or other City planning documents. The FIA assumes the City provides services to 5,205 residents and 433 employees. An employee is assumed to generate 50% of the revenue and have 50% of the impact of a resident, so the persons served by the City is calculated as: 5,205 + [50% x 433] = 5,422.

For the previous version of the FIA, the City and Developer agreed to use the budgeted expenditures for the City of Sumner (Police and Public Works) and the City of Poulsbo (Fire and Parks & Recreation). For this updated version of the FIA, we have continued to use Sumner and Poulsbo as comparable cities.

As property taxes are dependent on the market value of each new residential unit or non-residential building, the FIA has calculated property tax revenue based on the estimated taxable value of development multiplied by the levy rate for each applicable property tax paid to the City, including any levy lid lifts that have been authorized. The FIA has calculated sales tax revenue as follows: (i) Sales tax from businesses in the City is calculated based on typical retail sales per square foot or per employee from the type(s) of businesses expected in the new development, in an effort to stay conservative, and because exact square footage of restaurants and taverns is unknown at this time, we have applied average sales per square foot to all retail; (ii) Sales tax from sales to residents and businesses in the City from businesses outside the City is calculated based on typical sales tax per capita and per employee or square foot in the new development from sales from businesses outside the City; (iii) Sales tax from sales to new residents in the City from existing businesses in the City is calculated based on the lesser of (a) typical sales taxes per capita and per employee of new development from sales from existing businesses in the City or (b) the percentage of household income spent on retail goods captured by the existing businesses in the City; and (iv) Sales tax from new construction is calculated based on value of taxable materials for construction of the new development. In an effort to be conservative, the FIA also calculates a per-capita amount based on the 2020 budget and retail opportunities of sales taxes per resident, and only the lower amount of sales taxes generated by either one of these methods is utilized in any particular year examined by the FIA.

<u>Methodology– Levels of Service</u>

Pursuant to a review of the City's budget and staffing levels, as well as a review of the current MPD Funding Agreement between the City and the Developer as set forth in Exhibit N of the Development Agreement ("Funding Agreement"), DPFG and the Developer have prepared the FIA with the level of service adjustment assumptions. See *Table 5 - 9* for level of service adjustments by department expenditure.

The Police Department is assigned a level of service factor of 85% based on the City of Sumner's 2019-2020 budget that identifies the current police staffing level of 25.25. The 2018 City of Black Diamond Comprehensive Plan outlines current level of service at 1.9 police positions per 1,000 residents. To remain consistent with level of service, a calculation was done to address the required decrease in budget. The formula uses the 19 officers required to serve 10,000 residents, divided by the current budget funded officers of 25.25 (19/25.25 = 75%). In an effort to be conservative, DPFG noticed that the City of Sumner staffing level was significantly higher in the administration positions. DPFG eliminated three administrative positions from the calculation (19/22.25 = 85%). Instead of using 75% of the budget, this analysis uses 85%. *See Table 6*.

The Fire Department is assigned a level of service factor of 93% based on the Poulsbo Fire 2018 Annual Report, which identifies fire staffing level of an estimated 1.5 per 1,000 population. The 2009 City of Black Diamond Comprehensive Plan calls for 1.4 paid firefighters to provide adequate levels of service for up to 10,000 residents that we believe is consistent with the objectives of the 2018 City of Black Diamond Comprehensive Plan. To account for the reduced staffing level in Black Diamond, a calculation was done to address the required decrease in funding. The formula uses the 1.4 officers required, divided by the current budget funded officers of 1.5 (1.4/1.5 = 93%). *See Table 7.*

Methodology – Efficiency Factors

One common method of estimating future expenditures is to apply an efficiency factor to the per-capita costs to account for the incrementally decreased costs associated with adding each additional resident or employee. In an effort to be conservative, all of these efficiency factors are shown at 100% in the FIA (i.e., zero efficiencies).

Methodology – Land Use

The FIA combines all types of residential land uses, from apartments to single-family homes as well as office and retail development planned for Phases 1A & 2 & 1B.

IV. General Assumptions

A more comprehensive overview of the general assumptions utilized in the FIA is summarized below in Figure 2:

Figure 2
Phases 1A & 2 & 1B Combined Data

	Anticipated Development Totals	
Residential	(a)	1,919 units
Retail	(a)	510,400 sq. ft.
Office	(a)	310,431 sq. ft.
	Anticipated Absorption	
Residential	(b)	As shown in *Table 1A-1H*
Retail / Office	(b)	As shown in *Table 1A-1H*

Unit Pricing

Product		Finished Lot	Finished House
		Residential – 2020 Values	
Apartments	(c)	$30,000	$250,000
Condos/Stacked Flats	(c)	$75,000	$300,000
Townhomes	(c)	$121,429	$417,059
Duplex/Duets/30x80 Alley	(c)	$139,038	$465,943
35x75 Alley Bungalows	(c)	$130,000	$399,950
35x90 Alley	(c)	$135,000	$457,065
40x85 Alley	(c)	$145,000	$504,925
45x85 Alley	(c)	$155,000	$528,250
50x80 Alley	(c)	$165,000	$554,340
45x110 Alley w/Carriage	(c)	$174,952	$554,340
40x90 - 100	(c)	$165,000	$559,000
45x90 - 100	(c)	$175,000	$559,214
50x90 - 100	(c)	$185,000	$607,878
55x90 - 100	(c)	$195,000	$650,000
60x90 - 100	(c)	$205,000	$756,956
AA 45'	(c)	$191,757	$639,855
AA 50'	(c)	$191,757	$683,863
AA 60'	(c)	$191,757	$775,880
AA Auto Court	(c)	$191,757	$596,908
Cluster/Auto Court	(c)	$166,380	$568,484
Cottage	(c)	$130,000	$399,950
AC Rural Lot	(c)	$325,000	$999,950

Non-Residential – 2020 Values

Product		Per Sq. Ft.
Retail	(d)	$177
Office	(d)	$177

Fiscal Modeling Inputs

Initial Property Tax Rate to Black Diamond

$ Per $1,000 Assessed Value levy rate	(e)	$1.87063

Annual Turnover Rate		
Single Family	(f)	Once per 14 Years (7.14%)
Multi Family	(f)	Once per 20 Year (5.00%)
Sales Tax Assumptions		
Household Income as a % of Unit Value	(g)	28.1%
Retail Expenditures as a % of Income	(g)	30.0%
% of Retail Expenditures Captured in City	(g)	30.0%
Taxable Sales per Sq. Ft. / Retail	(h)	$300
Taxable Sales per Sq. Ft. / Office	(h)	$0

Population & Employment Data

Population		
Resident Population	(i)	5,205
Employee	(i)	433
Resident per Household		
Single Family	(j)	2.70
Multi Family	(j)	1.85
Employee Data		
Retail sq. ft./employee	(k)	1,246
Office sq. ft./employee	(k)	434

Footnotes:

(a) Based on Developer information.
(b) Based on Developer information.
(c) Based on Developer information.
(d) DPFG estimate.
(e) Based on 2020 City of Black Diamond Budget.
(f) Based on average residential turnover rate statistics.
(g) Estimates based on Federal Bureau of Labor Statistics “Consumer Expenditure Survey” for 2002 for the West Region.
(h) Taxable Sales per Square Foot based on “Estimating Retail Sales per Square Foot” reported by Center for Community Economic Development. CPI adjusted to 2020 dollars.
(i) Based on 2020 City of Black Diamond Budget.
(j) Section 9.5.4 of The Ten Trails and Lawson Hills MPD Development Agreements.
(k) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government).

V. Projected General Fund Revenues

Summary of Revenues

Phases 1A & 2 & 1B are estimated to generate approximately $1,018,766 in revenue for the City's General Fund in 2020. In 2032 Phases 1A & 2 & 1B are estimated to generate $6,929,008 in revenues. The FIA utilizes property tax, sales and use tax, building and occupancy tax, solid waste tax, TV cable tax, telephone tax, electrical tax, water utility tax, wastewater utility tax, stormwater tax, gas tax, gambling tax, licenses and permits, intergovernmental, charges for services, community development revenue, police revenue, municipal court revenue and miscellaneous revenue generated specifically for the General Fund (*See Table 3*). The calculations of estimated revenue for property and real estate excise tax, and sales and use tax, are presented in *Appendix A: Tables A through C*. The calculations of estimated other taxes, charges for services, state shared revenues, surface water management fee revenue, court fine and forfeit revenue and miscellaneous other revenue are presented in *Appendix A: Table D.* The FIA assumes a 0.00% escalation rate for all per-capita revenues and expenditures. All General Fund revenues are calculated in *Appendix A: Table E*, and are shown in General Fund summary in *Table 2*. A summary description of the funds is explained below.

The development of new homes and retail space will generate jobs in the construction field and generate demand for a variety of inputs (e.g., building materials, architectural and design services, etc.), many of which may be purchased locally. These revenue generators and secondary economic multipliers resulting from and associated with construction activity during build-out of Phases 1A & 2 & 1B are estimated to provide an additional $5,028,679 in sales tax revenue to the City (*See Table 11*).

Real Property Tax

As shown in *Appendix A: Table A-15*, by 2032 Phases 1A & 2 & 1B are estimated to have an assessed value of approximately $1.295 billion. The City has a maximum levy rate of $3.10 per $1,000 of assessed valuation. The FIA assumes the City will receive property taxes at $1.87063 per $1,000 of assessed valuation for Phases 1A & 2 & 1B starting in 2020. For purposes of this FIA, it was assumed the levy rate would be held constant, and did not assume any new construction other than Phases 1A & 2 & 1B from 2018 through 2032. Detailed yearly calculations are on *Table 4*. Each year the new levy limit calculated based on the following formula:

- 1% increase in the prior year levy, plus
- New construction assessed value times last year's levy rate, equals
- Total levy limit factor;
- If there is a levy lift, this may also adjust the levy limit as follows:
    - Regular levy less annexations assessed value divided by 1,000 times levy lift rate, plus
    - Total levy limit factor levy from above, equals;
    - Total allowable levy
- New Levy Rate = Total allowable levy divided by regular levy less annexations assessed value times 1,000.

Example:
Normal Years

(a) Prior year levy of $100,000 + 1% increase = $101,000
(b) Last year levy rate of $1.175 per $1000 x New Construction of $50,000 = $58.75
(c) $101,000 + $58.75 = $101,058.75 = Current Year Total Tax Levy

The FIA assumes a 0% market value escalation rate for the current assessed value of property within the City. Pursuant to Washington State Property Tax Law, revenues may only increase on existing development by 1% per year. Under these assumptions, the revenue is approximately $532,720 in property taxes in 2020 and $2,423,226 per year in property taxes in 2032.

Personal Property Tax

The City receives Personal Property Taxes that services the incorporated area and including Phases 1A & 2 & 1B. Personal Property taxes are based on the assessed value of the personal property, such as boats and recreational vehicles for residential and furniture and equipment for businesses. Based on the assessed valuation information from the County, it is anticipated Phases 1A & 2 & 1B will generate approximately $3,879 in personal property taxes in 2020 and $21,139 in 2032.

Sales and Use Tax

The sales tax revenue was calculated per Section 13.6.2 of The Ten Trails MPD and Lawson Hills MPD Development Agreements for: (i) sales by businesses in the Project, (ii) sales to residents and businesses in the City from businesses outside the City, and (iii) sales to new development by existing businesses in the City, and (iv) sales of construction materials for new construction. Sales tax from businesses in the City was calculated based on typical retail sales per square foot or per employee, in an effort to stay conservative, and because exact square footage of restaurants and taverns is unknown at this time, we have applied average sales per square foot to all retail. Sales taxes from sales to residents and businesses in the City from businesses outside the City was calculated based on typical sales taxes per capita and per square foot in the Project from businesses outside the City. Sales taxes from sales to new residents in the City from existing businesses in the City was calculated based on the lessor of (i) typical sales taxes per capita and per employee of new development from sales from existing businesses in the City, or (ii) the percentage of household income spent on retail goods captured by the existing businesses in the City. *See Appendix A, Tables C-1 through C-15.* Sales tax revenue from construction materials for new construction was calculated separately in *Table 11*.

Gambling Taxes

The City receives a Pull Tabs and Punch Boards Tax that services the incorporated area including Phases 1A & 2 & 1B. Pull Tabs and Punch Boards taxes are assessed on permitted gambling activities that occur within the City. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will generate approximately $964 in 2020 and $5,877 in 2032.

Utility Taxes

The City receives Utility Taxes that services the incorporated area including Phases 1A & 2 & 1B. Utility taxes are the taxes imposed on telephone, telegraph, electrical energy, natural gas, solid waste, and water. Storm water utility tax is calculated separately in the storm water fund portion of the FIA. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will generate approximately $105,049 in 2020 and $640,238 in 2032.

Intergovernmental Revenue

The City receives revenue from the State, other than grants, for taxes collected by the State that are distributed to cities and other governmental entities on a per capita basis. A major portion of this revenue is from the street gas tax and local criminal justice funds. Additional sources of revenue are allocated from the Liquor Excise Tax and Profits, Vessel Registration Fees and Fire District 17 contract fees, which are distributed on a per capita basis. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will generate approximately $24,010 in 2020 and $146,334 in 2032.

Community Development Revenues

The City receives revenue from various fees related to land use and construction activities, as identified in the City's budget, which service the incorporated area including Phases 1A & 2 & 1B. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will generate approximately $193,264 in 2020 and $1,177,875 in 2032.

Police Revenue

The City receives revenue from intergovernmental funding including grants, shared revenues, criminal justice funds and payments for goods and services provided to the City from the State or other governmental entities. Other revenue includes traffic school, gun permits and fingerprinting. It is anticipated Phases 1A & 2 & 1B will generate approximately $58,226 in 2020 and $354,866 in 2032.

Municipal Court Revenue

The City receives revenue from police issued fines for various infractions and violations. The City retains approximately 35 percent of the total amount paid in fines and forfeits pursuant to the Budget. It is anticipated Phases 1A & 2 & 1B will generate approximately $23,303 in 2020 and $142,025 in 2032.

Cable Franchise Fee Revenue

The City receives revenue from collecting a cable franchise fee. It is anticipated Phases 1A & 2 & 1B will generate approximately $16,714 in 2020 and $101,866 in 2032.

Other General Fund Revenue

The City receives revenue from various unique sources that include parking fees at Lake Sawyer, passport revenue, gym rental, the cemetery, and allocation of revenue from other city funds, for General Fund services and supplies. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will generate approximately $18,337 in 2020 and $111,759 in 2032.

VI. Projected General Fund Expenditures

Phases 1A & 2 & 1B is estimated to generate approximately $746,015 in costs for the City's General Fund in 2020. In 2032 Phases 1A & 2 & 1B are estimated to generate $4,546,691 in costs. The summary estimates and calculations are presented in *Table 2*. A summary description of the expenditures is explained below.

General Fund

General Fund expenditures are utilized to establish and maintain the Legislative, Executive, Administration, City Clerk, Finance, Information Services, Facilities, Legal, Municipal Court, Emergency Management (EMS), Animal Control, Community Development, Natural Resources, Economic Development, Cemetery, and Central Services. The FIA anticipates the City spending $863.44 per person served in General Fund costs. The General Fund Costs are not assumed to increase.

Police

Police Department expenditures were determined by the comparable cities analysis. We have continued to use the City of Sumner as the comparable city for the police department. The Sumner Police Department costs are assigned a level of service factor of 85%, to account for the higher staffing levels of the City of Sumner when compared to the City of Black Diamond's Comprehensive Plan. The City of Sumner Police Budget funds 25.25 officers, The 2018 City of Black Diamond Comprehensive Plan outlines current level of service at 1.9 police positions per 1,000 residents. To remain consistent with level of service, a calculation was done to address the required decrease in budget. The formula uses the 19 officers required to serve 10,000 residents, in the level of service factor calculation, DPFG has reduced the City of Sumner's staffing to 22.25, and eliminated three administrative positions. This was done because of the abnormally high administration staffing ratio in Sumner when compared to Black Diamond. This estimate remains conservative in our cost estimates. The calculation that is used is 19/22.25=85%. The per capita cost of Sumner's Police services are applied to Phases 1A & 2 & 1B. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will spend approximately $205.86 per person served.

Fire

The Fire Department is currently funded and served through a contract with Mountain View Fire & Rescue, but for this FIA the comparable cities analysis was used. We have continued to use the City of Poulsbo as the comparable city for the fire department. The City of Poulsbo also contracts out for fire services, but with Kitsap County, and is served by Kitsap County Fire District #18. The Poulsbo Budget indicates funding of Fire District #18 and EMS at $3,915,693 in 2020. The Poulsbo Fire Department costs are assigned a level of service factor of 93%. The City of Black Diamond 2009 Comprehensive Plan requires a staffing level of 1.4 paid firefighters per 1,000 population, up to a population of 10,000 that we believe is consistent with the objectives of the 2018 City of Black Diamond Comprehensive Plan. The Kitsap County Fire District #18 employs 40 paid firefighters for a population of 26,000. This creates a ratio of 1.5 paid firefighters per 1,000. Using the same methodology as police, 1.4/1.5 = 93%. The per capita cost of Poulsbo's fire services are applied to Phases 1A & 2 & 1B. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will generate costs of approximately $257.57 per person served.

Parks & Recreation

The Parks & Recreation Department expenditures were determined by the comparable cities analysis. We have continued to use the City of Poulsbo as the comparable city. The City of Poulsbo Parks Maintenance Division is responsible for routine and preventative maintenance of parks, trails and open space within the City limits. The Parks and Recreation Department provides the community with affordable educational and recreational programs, parks, and services to all residents and visitors. The Poulsbo Parks Maintenance Department costs are assigned a level of service factor of 100%, while the Parks & Recreation Department costs are assigned a level of service factor of 30%, because the budget calls out that 70% is funded by user fees. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will generate costs of approximately $49.69 per person served. Per Section 9.9.2 of The Ten Trails and Lawson Hills Development Agreements, the Developer intends to maintain all parks within Phases 1A & 2 & 1B through HOAs, so the funding for parks & recreation will go to funding other park maintenance throughout the City. These funds will help to maintain community parks and facilities that the development's residents benefit from.

Public Works

The Public Works Department expenditures were determined by the comparable cities analysis. We have continued to use the City of Sumner as the comparable city. The City of Sumner public works department/streets operating fund is responsible for the maintenance and operation of the City's streets, sidewalks, and traffic control systems. The Sumner Public Works Department/Street Operating Fund costs are assigned a level of service factor of 100%. This FIA calculates the street fund revenue in a case study, and offsets the revenue with the cost per person served from the City of Sumner. Based on the Budget, it is anticipated Phases 1A & 2 & 1B will generate costs of approximately $101.72 per person served. Per Section 13.6.5(a)(i) of the Ten Trails and Lawson Hills Development Agreements, the Master Developer may request to do all right-of-way landscape maintenance within the Project through HOAs. Although the Master Developer intends to have the HOAs perform all right-of-way landscape maintenance within Phases 1A & 2 & 1B, for purposes of conservatism, this fiscal analysis assumes that the City will maintain all right-of-way in Phases 1A & 2 & 1B, with both costs and revenues going to the City for this service.

VII. Special Fund Impacts

City Special Fund

Per Section 13.6(1)(b) of the Development Agreements, DPFG has included the following special fund revenues within the FIA. These Special Funds include the Street, Real Estate Excise Tax I & II, Stormwater Funds, and Criminal Justice. This FIA uses the case study method to calculate revenues for the Special Funds.

Street Funds

Phases 1A & 2 & 1B will construct several new public streets that will become the maintenance responsibility of the City. In order to maintain public streets the City receives revenue from various unique sources. The FIA estimates Phases 1A & 2 & 1B will generate $21,753 in 2020 and $132,578 in 2032. City maintenance duties on public roadways begin 2 years after construction, after the Developer's maintenance bond expires.. The FIA anticipates street maintenance costs, as described from the City of Sumner Public Works comparable cities approach. The detailed revenue calculations are shown in *Table 12*.

Capital Improvement and Capital Projects Funds (REET I & II)

The Capital Improvement and Capital Projects Funds consist of REET revenue divided equally between these separate funds into two separate portions. The first half, within the Capital Improvement Fund, may be used for any facilities identified within the Capital Improvement Plan (CIP). The second half, within the Capital Projects Fund, must also be used for CIP facilities but may not be used for the acquisition of parkland. The City receives this tax at the time in which new or existing property is sold and ownership is transferred. REET is collected upon the sale of property at a rate of 0.5000% on the selling price of the property. For instance, when a property sells for $300,000, the City collects $1,500. The FIA calculates the REET re-sale by using a residential and non-residential turnover rate of 7.14% and 5% of total assessed value per year respectively. Based on our calculations, Phases 1A & 2 & 1B anticipate generating $820,155 in 2020 and $470,106 in 2032 in revenues within the Capital Improvements and Capital Projects Funds. The total REET generated from 2017 to 2027 is approximately $10.1 million. The capital facility expenditures separate from Phases 1A & 2 & 1B will be determined by the City consistent with adopted levels of service. The REET revenue from Phases 1A & 2 & 1B is expected to fund additional facilities and infrastructure identified in the CIP in a timely and fiscally responsible manner.

Storm Water Fund

The Storm Water Fund is calculated based on the monthly storm water utility rate charged to all residential and nonresidential developments. Per the City of Black Diamond's website, these funds are used to promote public health, safety and welfare by minimizing uncontrolled surface and stormwater erosion and water pollution to preserve and utilize the many values of the City's natural drainage system including water quality, open space, fish and wildlife habitat, recreation, education, urban separation and drainage facilities and to provide for the comprehensive management and administration of surface and storm water. The residential monthly rate is $16.00/ERU. The storm water utility rate for Phases 1A & 2 & 1B anticipates generating $66,432 in 2020 and $398,264 in 2032. Storm water expenditures are estimated using a per person served calculation and anticipate costing $78,499 in 2020 and $478,421 in 2032.

Criminal Justice Fund

In 2011, the Criminal Justice Fund was moved from being a separate fund to being included in the police/law enforcement budget for Black Diamond. In the comparable cities analysis for the police department, the City of Black Diamond was used, and thus accounts for the Criminal Justice funds in the per capita analysis. Since the funds are already calculated in the police budget, a separate case study was not done for the Criminal Justice Fund.

Table 1A
Fiscal Impact Analysis
Land Sale Build Out and Absorption Schedule
All Phases Combined

	2020 Value		Year																
	Finished Lot	**Finished Unit**	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total**
Residential																			
Apartments	$30,000	$250,000	-	176	-	-	-	-	-	-	-	-	-	-	-	-	-	-	176
Condos/Stacked Flats	$75,000	$300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	$121,429	$417,059	-	7	29	59	64	61	72	-	-	-	-	-	-	-	-	-	292
Duplex/Duets/30x80 Alley	$139,038	$465,943	-	14	14	-	14	-	-	-	-	-	-	-	-	-	-	-	42
35x75 Alley Bungalows	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x90 Alley	$135,000	$457,065	-	32	75	-	30	-	-	-	-	-	-	-	-	-	-	-	137
40x85 Alley	$145,000	$504,925	16	35	29	9	8	-	-	-	-	-	-	-	-	-	-	-	97
45x85 Alley	$155,000	$528,250	9	11	1	11	5	-	-	-	-	-	-	-	-	-	-	-	37
50x80 Alley	$165,000	$554,340	2	13	3	8	20	-	-	-	-	-	-	-	-	-	-	-	46
45x110 Alley w/Carriage	$174,952	$554,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40x90 - 100	$165,000	$559,000	-	93	64	63	97	-	49	-	-	-	-	-	-	-	-	-	366
45x90 - 100	$175,000	$595,214	-	3	6	2	19	-	8	-	-	-	-	-	-	-	-	-	38
50x90 - 100	$185,000	$607,878	-	96	52	78	10	-	48	-	-	-	-	-	-	-	-	-	284
55x90 - 100	$195,000	$650,000	-	22	-	10	-	-	1	-	-	-	-	-	-	-	-	-	33
60x90 - 100	$205,000	$756,956	-	-	-	37	23	-	-	-	-	-	-	-	-	-	-	-	60
AA 45'	$191,757	$639,855	-	-	-	15	22	12	9	-	-	-	-	-	-	-	-	-	58
AA 50'	$191,757	$683,863	-	-	-	31	34	29	27	-	-	-	-	-	-	-	-	-	121
AA 60'	$191,757	$775,880	-	-	-	14	14	11	11	-	-	-	-	-	-	-	-	-	50
AA Auto Court	$191,757	$596,908	-	-	-	20	-	30	32	-	-	-	-	-	-	-	-	-	82
Cluster/Auto Court	$166,380	$568,484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AC Rural Lot	$325,000	$999,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Units			**27**	**502**	**273**	**357**	**360**	**143**	**257**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,919**
Cumulative Units			**27**	**529**	**802**	**1,159**	**1,519**	**1,662**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**
Annual Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Non-Residential																			
Retail			-	-	-	-	-	83,350	83,350	78,850	74,850	-	63,333	63,333	63,333	-	-	-	510,400
Office			-	-	-	-	-	-	-	-	-	61,264	-	66,667	66,667	66,667	24,584	24,584	310,431
Annual Total Square Feet			**-**	**-**	**-**	**-**	**-**	**83,350**	**83,350**	**78,850**	**74,850**	**61,264**	**63,333**	**130,000**	**130,000**	**66,667**	**24,584**	**24,584**	**820,831**
Cumulative Total Square Footage			**-**	**-**	**-**	**-**	**-**	**83,350**	**166,700**	**245,550**	**320,400**	**381,664**	**444,997**	**574,997**	**704,997**	**771,664**	**796,248**	**820,831**	**820,831**
Annual Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**2.96**	**2.96**	**2.63**	**2.33**	**3.38**	**-**	**-**	**-**	**-**	**-**	**-**	**14.26**
Cumulative Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**2.96**	**5.93**	**8.56**	**10.88**	**14.26**	**14.26**	**14.26**	**14.26**	**14.26**	**14.26**	**14.26**	**14.26**

School Site	23.31
Parks/Trails	222.10
Total Developable Acreage	**259.67**

Source: Developer

Table 1B
Fiscal Impact Analysis
Land Sale Build Out and Absorption Schedule
Phase 1A Only

	2020 Value		Year																
	Finished Lot	**Finished Unit**	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total**
Residential																			
Apartments	$30,000	$250,000	-	176	-	-	-	-	-	-	-	-	-	-	-	-	-	-	176
Condos/Stacked Flats	$75,000	$300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	$121,429	$417,059	-	7	29	59	-	-	-	-	-	-	-	-	-	-	-	-	95
Duplex/Duets/30x80 Alley	$139,038	$465,943	-	14	14	-	-	-	-	-	-	-	-	-	-	-	-	-	28
35x75 Alley Bungalows	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x90 Alley	$135,000	$457,065	-	32	75	-	-	-	-	-	-	-	-	-	-	-	-	-	107
40x85 Alley	$145,000	$504,925	16	35	29	-	-	-	-	-	-	-	-	-	-	-	-	-	80
45x85 Alley	$155,000	$528,250	9	11	1	-	-	-	-	-	-	-	-	-	-	-	-	-	21
50x80 Alley	$165,000	$554,340	2	13	3	-	-	-	-	-	-	-	-	-	-	-	-	-	18
45x110 Alley w/Carriage	$174,952	$554,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40x90 - 100	$165,000	$559,000	-	35	47	-	-	-	-	-	-	-	-	-	-	-	-	-	82
45x90 - 100	$175,000	$595,214	-	1	4	-	-	-	-	-	-	-	-	-	-	-	-	-	5
50x90 - 100	$185,000	$607,878	-	45	21	-	-	-	-	-	-	-	-	-	-	-	-	-	66
55x90 - 100	$195,000	$650,000	-	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22
60x90 - 100	$205,000	$756,956	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 45'	$191,757	$639,855	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 50'	$191,757	$683,863	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 60'	$191,757	$775,880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA Auto Court	$191,757	$596,908	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cluster/Auto Court	$166,380	$568,484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AC Rural Lot	$325,000	$999,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Units			**27**	**391**	**223**	**59**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**700**
Cumulative Units			**27**	**418**	**641**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**
Annual Total Residential Acreage			**3.03**	**43.86**	**25.02**	**6.62**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**78.53**
Cumulative Total Residential Acreage			**3.03**	**46.89**	**71.91**	**78.53**	**78.53**	**78.53**	**3.03**	**3.03**	**3.03**	**3.03**	**3.03**	**78.53**	**78.53**	**78.53**	**78.53**	**78.53**	**78.53**
Non-Residential																			
Retail			-	-	-	-	-	39,500	39,500	35,000	31,000	-	-	-	-	-	-	-	145,000
Office			-	-	-	-	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
Annual Total Square Feet			**-**	**-**	**-**	**-**	**-**	**39,500**	**39,500**	**35,000**	**31,000**	**45,000**	**-**	**-**	**-**	**-**	**-**	**-**	**190,000**
Cumulative Total Square Footage			**-**	**-**	**-**	**-**	**-**	**39,500**	**79,000**	**114,000**	**145,000**	**190,000**	**190,000**	**190,000**	**190,000**	**190,000**	**190,000**	**190,000**	**190,000**
Annual Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**2.96**	**2.96**	**2.63**	**2.33**	**3.38**	**-**	**-**	**-**	**-**	**-**	**-**	**14.26**
Cumulative Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**2.96**	**5.93**	**8.56**	**10.88**	**14.26**	**14.26**	**14.26**	**14.26**	**14.26**	**14.26**	**14.26**	**14.26**
School Site																			12.54
Parks/Trails																			22.00
Total Developable Acreage																			**127.33**

Source: Developer

Table 1C
Fiscal Impact Analysis
Land Sale Build Out and Absorption Schedule
Phase 2 Only

	2020 Value		Year																
	Finished Lot	**Finished Unit**	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total**
Residential																			
Apartments	$30,000	$250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Condos/Stacked Flats	$75,000	$300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	$121,429	$417,059	-	-	-	-	-	-	72	-	-	-	-	-	-	-	-	-	72
Duplex/Duets/30x80 Alley	$139,038	$465,943	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x75 Alley Bungalows	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x90 Alley	$135,000	$457,065	-	-	-	-	16	-	-	-	-	-	-	-	-	-	-	-	16
40x85 Alley	$145,000	$504,925	-	-	-	9	8	-	-	-	-	-	-	-	-	-	-	-	17
45x85 Alley	$155,000	$528,250	-	-	-	11	5	-	-	-	-	-	-	-	-	-	-	-	16
50x80 Alley	$165,000	$554,340	-	-	-	8	5	-	-	-	-	-	-	-	-	-	-	-	13
45x110 Alley w/Carriage	$174,952	$554,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40x90 - 100	$165,000	$559,000	-	58	17	63	15	-	49	-	-	-	-	-	-	-	-	-	202
45x90 - 100	$175,000	$595,214	-	2	2	2	-	-	8	-	-	-	-	-	-	-	-	-	14
50x90 - 100	$185,000	$607,878	-	51	31	78	4	-	48	-	-	-	-	-	-	-	-	-	212
55x90 - 100	$195,000	$650,000	-	-	-	10	-	-	1	-	-	-	-	-	-	-	-	-	11
60x90 - 100	$205,000	$756,956	-	-	-	37	23	-	-	-	-	-	-	-	-	-	-	-	60
AA 45'	$191,757	$639,855	-	-	-	15	22	12	9	-	-	-	-	-	-	-	-	-	58
AA 50'	$191,757	$683,863	-	-	-	31	34	29	27	-	-	-	-	-	-	-	-	-	121
AA 60'	$191,757	$775,880	-	-	-	14	14	11	11	-	-	-	-	-	-	-	-	-	50
AA Auto Court	$191,757	$596,908	-	-	-	20	-	30	32	-	-	-	-	-	-	-	-	-	82
Cluster/Auto Court	$166,380	$568,484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AC Rural Lot	$325,000	$999,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Units			**-**	**111**	**50**	**298**	**146**	**82**	**257**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**944**
Cumulative Units			**-**	**111**	**161**	**459**	**605**	**687**	**944**	**944**	**944**	**944**	**944**	**944**	**944**	**944**	**944**	**944**	**944**
Annual Total Residential Acreage			**-**	**20.69**	**9.32**	**55.53**	**27.21**	**15.28**	**47.89**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**175.92**
Cumulative Total Residential Acreage			**-**	**20.69**	**30.00**	**85.54**	**112.75**	**128.03**	**175.92**	**175.92**	**175.92**	**175.92**	**175.92**	**175.92**	**175.92**	**175.92**	**175.92**	**175.92**	**175.92**
Non-Residential																			
Retail			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Square Feet			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Square Footage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Annual Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
School Site																			10.77
Parks/Trails																			200.10
Total Developable Acreage																			**386.79**

Source: Developer

Table 1D
Fiscal Impact Analysis
Land Sale Build Out and Absorption Schedule
Phase 1B Only

	2020 Value		Year																
	Finished Lot	**Finished Unit**	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total**
Residential																			
Apartments	$30,000	$250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Condos/Stacked Flats	$75,000	$300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	$121,429	$417,059	-	-	-	-	64	61	-	-	-	-	-	-	-	-	-	-	125
Duplex/Duets/30x80 Alley	$139,038	$465,943	-	-	-	-	14	-	-	-	-	-	-	-	-	-	-	-	14
35x75 Alley Bungalows	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x90 Alley	$135,000	$457,065	-	-	-	-	14	-	-	-	-	-	-	-	-	-	-	-	14
40x85 Alley	$145,000	$504,925	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45x85 Alley	$155,000	$528,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50x80 Alley	$165,000	$554,340	-	-	-	-	15	-	-	-	-	-	-	-	-	-	-	-	15
45x110 Alley w/Carriage	$174,952	$554,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40x90 - 100	$165,000	$559,000	-	-	-	-	82	-	-	-	-	-	-	-	-	-	-	-	82
45x90 - 100	$175,000	$595,214	-	-	-	-	19	-	-	-	-	-	-	-	-	-	-	-	19
50x90 - 100	$185,000	$607,878	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	6
55x90 - 100	$195,000	$650,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
60x90 - 100	$205,000	$756,956	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 45'	$191,757	$639,855	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 50'	$191,757	$683,863	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 60'	$191,757	$775,880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA Auto Court	$191,757	$596,908	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cluster/Auto Court	$166,380	$568,484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AC Rural Lot	$325,000	$999,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Units			**-**	**-**	**-**	**-**	**214**	**61**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**275**
Cumulative Units			**-**	**-**	**-**	**-**	**214**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**
Annual Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Non-Residential																			
Retail			-	-	-	-	-	43,850	43,850	43,850	43,850	-	63,333	63,333	63,333	-	-	-	365,400
Office			-	-	-	-	-	-	-	-	-	16,264	-	66,667	66,667	66,667	24,584	24,584	265,431
Annual Total Square Feet			**-**	**-**	**-**	**-**	**-**	**43,850**	**43,850**	**43,850**	**43,850**	**16,264**	**63,333**	**130,000**	**130,000**	**66,667**	**24,584**	**24,584**	**630,831**
Cumulative Total Square Footage			**-**	**-**	**-**	**-**	**-**	**43,850**	**87,700**	**131,550**	**175,400**	**191,664**	**254,997**	**384,997**	**514,997**	**581,664**	**606,248**	**630,831**	**630,831**
Annual Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
School Site																			
Parks/Trails																			
Total Developable Acreage																			-

Source: Developer

Table 1E
Fiscal Impact Analysis
Unit Sale Build Out and Absorption Schedule
All Phases Combined

	2020 Value		Year																
	Finished Lot	**Finished Unit**	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total**
Residential																			
Apartments	$30,000	$250,000	-	-	-	88	88	-	-	-	-	-	-	-	-	-	-	-	176
Condos/Stacked Flats	$75,000	$300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	$121,429	$417,059	-	-	-	29	66	64	61	40	32	-	-	-	-	-	-	-	292
Duplex/Duets/30x80 Alley	$139,038	$465,943	-	-	3	25	-	14	-	-	-	-	-	-	-	-	-	-	42
35x75 Alley Bungalows	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x90 Alley	$135,000	$457,065	-	-	10	37	68	22	-	-	-	-	-	-	-	-	-	-	137
40x85 Alley	$145,000	$504,925	-	5	27	29	30	6	-	-	-	-	-	-	-	-	-	-	97
45x85 Alley	$155,000	$528,250	-	4	14	8	6	5	-	-	-	-	-	-	-	-	-	-	37
50x80 Alley	$165,000	$554,340	-	3	8	12	3	20	-	-	-	-	-	-	-	-	-	-	46
45x110 Alley w/Carriage	$174,952	$554,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40x90 - 100	$165,000	$559,000	-	-	47	56	78	136	-	28	21	-	-	-	-	-	-	-	366
45x90 - 100	$175,000	$595,214	-	-	3	5	3	19	-	4	4	-	-	-	-	-	-	-	38
50x90 - 100	$185,000	$607,878	-	-	33	60	76	67	-	27	21	-	-	-	-	-	-	-	284
55x90 - 100	$195,000	$650,000	-	-	-	13	15	4	-	1	-	-	-	-	-	-	-	-	33
60x90 - 100	$205,000	$756,956	-	-	-	16	18	26	-	-	-	-	-	-	-	-	-	-	60
AA 45'	$191,757	$639,855	-	-	-	-	15	22	12	9	-	-	-	-	-	-	-	-	58
AA 50'	$191,757	$683,863	-	-	-	-	31	34	29	27	-	-	-	-	-	-	-	-	121
AA 60'	$191,757	$775,880	-	-	-	-	14	14	11	11	-	-	-	-	-	-	-	-	50
AA Auto Court	$191,757	$596,908	-	-	-	-	20	-	30	32	-	-	-	-	-	-	-	-	82
Cluster/Auto Court	$166,380	$568,484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AC Rural Lot	$325,000	$999,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Units			**-**	**12**	**145**	**378**	**531**	**453**	**143**	**179**	**78**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,919**
Cumulative Units			**-**	**12**	**157**	**535**	**1,066**	**1,519**	**1,662**	**1,841**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**	**1,919**
Annual Total Residential Acreage			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Total Residential Acreage			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-Residential																			
Retail			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Square Feet			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Total Square Footage			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Non-Residential Acreage			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Total Non-Residential Acreage			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School Site																			-
Parks/Trails																			-
Total Developable Acreage																			-

Source: Developer

Table 1F
Fiscal Impact Analysis
Unit Sale Build Out and Absorption Schedule
Phase 1A Only

	2020 Value		Year																
	Finished Lot	**Finished Unit**	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total**
Residential																			
Apartments	$30,000	$250,000	-	-	-	88	88	-	-	-	-	-	-	-	-	-	-	-	176
Condos/Stacked Flats	$75,000	$300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	$121,429	$417,059	-	-	-	29	66	-	-	-	-	-	-	-	-	-	-	-	95
Duplex/Duets/30x80 Alley	$139,038	$465,943	-	-	3	25	-	-	-	-	-	-	-	-	-	-	-	-	28
35x75 Alley Bungalows	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x90 Alley	$135,000	$457,065	-	-	10	37	60	-	-	-	-	-	-	-	-	-	-	-	107
40x85 Alley	$145,000	$504,925	-	5	27	24	24	-	-	-	-	-	-	-	-	-	-	-	80
45x85 Alley	$155,000	$528,250	-	4	14	3	-	-	-	-	-	-	-	-	-	-	-	-	21
50x80 Alley	$165,000	$554,340	-	3	8	7	-	-	-	-	-	-	-	-	-	-	-	-	18
45x110 Alley w/Carriage	$174,952	$554,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40x90 - 100	$165,000	$559,000	-	-	17	27	38	-	-	-	-	-	-	-	-	-	-	-	82
45x90 - 100	$175,000	$595,214	-	-	1	4	-	-	-	-	-	-	-	-	-	-	-	-	5
50x90 - 100	$185,000	$607,878	-	-	10	25	31	-	-	-	-	-	-	-	-	-	-	-	66
55x90 - 100	$195,000	$650,000	-	-	-	10	12	-	-	-	-	-	-	-	-	-	-	-	22
60x90 - 100	$205,000	$756,956	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 45'	$191,757	$639,855	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 50'	$191,757	$683,863	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 60'	$191,757	$775,880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA Auto Court	$191,757	$596,908	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cluster/Auto Court	$166,380	$568,484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AC Rural Lot	$325,000	$999,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Units			**-**	**12**	**90**	**279**	**319**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**700**
Cumulative Units			**-**	**12**	**102**	**381**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**	**700**
Annual Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Non-Residential																			
Retail			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Square Feet			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Square Footage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Annual Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
School Site																			-
Parks/Trails																			-
Total Developable Acreage																			-

Source: Developer

Table 1G
Fiscal Impact Analysis
Unit Sale Build Out and Absorption Schedule
Phase 2 Only

	2020 Value		Year																
	Finished Lot	**Finished Unit**	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total**
Residential																			
Apartments	$30,000	$250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Condos/Stacked Flats	$75,000	$300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	$121,429	$417,059	-	-	-	-	-	-	-	40	32	-	-	-	-	-	-	-	72
Duplex/Duets/30x80 Alley	$139,038	$465,943	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x75 Alley Bungalows	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x90 Alley	$135,000	$457,065	-	-	-	-	8	8	-	-	-	-	-	-	-	-	-	-	16
40x85 Alley	$145,000	$504,925	-	-	-	5	6	6	-	-	-	-	-	-	-	-	-	-	17
45x85 Alley	$155,000	$528,250	-	-	-	5	6	5	-	-	-	-	-	-	-	-	-	-	16
50x80 Alley	$165,000	$554,340	-	-	-	5	3	5	-	-	-	-	-	-	-	-	-	-	13
45x110 Alley w/Carriage	$174,952	$554,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40x90 - 100	$165,000	$559,000	-	-	30	29	40	54	-	28	21	-	-	-	-	-	-	-	202
45x90 - 100	$175,000	$595,214	-	-	2	1	3	-	-	4	4	-	-	-	-	-	-	-	14
50x90 - 100	$185,000	$607,878	-	-	23	35	45	61	-	27	21	-	-	-	-	-	-	-	212
55x90 - 100	$195,000	$650,000	-	-	-	3	3	4	-	1	-	-	-	-	-	-	-	-	11
60x90 - 100	$205,000	$756,956	-	-	-	16	18	26	-	-	-	-	-	-	-	-	-	-	60
AA 45'	$191,757	$639,855	-	-	-	-	15	22	12	9	-	-	-	-	-	-	-	-	58
AA 50'	$191,757	$683,863	-	-	-	-	31	34	29	27	-	-	-	-	-	-	-	-	121
AA 60'	$191,757	$775,880	-	-	-	-	14	14	11	11	-	-	-	-	-	-	-	-	50
AA Auto Court	$191,757	$596,908	-	-	-	-	20	-	30	32	-	-	-	-	-	-	-	-	82
Cluster/Auto Court	$166,380	$568,484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AC Rural Lot	$325,000	$999,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Units			**-**	**-**	**55**	**99**	**212**	**239**	**82**	**179**	**78**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**944**
Cumulative Units			**-**	**-**	**55**	**154**	**366**	**605**	**687**	**866**	**944**	**944**	**944**	**944**	**944**	**944**	**944**	**944**	**944**
Annual Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Non-Residential																			
Retail			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Square Feet			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Square Footage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Annual Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
School Site																			-
Parks/Trails																			-
Total Developable Acreage																			-

Source: Developer

Table 1H
Fiscal Impact Analysis
Unit Sale Build Out and Absorption Schedule
Phase 1B Only

	2020 Value		Year																
	Finished Lot	**Finished Unit**	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total**
Residential																			
Apartments	$30,000	$250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Condos/Stacked Flats	$75,000	$300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	$121,429	$417,059	-	-	-	-	-	64	61	-	-	-	-	-	-	-	-	-	125
Duplex/Duets/30x80 Alley	$139,038	$465,943	-	-	-	-	-	14	-	-	-	-	-	-	-	-	-	-	14
35x75 Alley Bungalows	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35x90 Alley	$135,000	$457,065	-	-	-	-	-	14	-	-	-	-	-	-	-	-	-	-	14
40x85 Alley	$145,000	$504,925	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45x85 Alley	$155,000	$528,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50x80 Alley	$165,000	$554,340	-	-	-	-	-	15	-	-	-	-	-	-	-	-	-	-	15
45x110 Alley w/Carriage	$174,952	$554,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40x90 - 100	$165,000	$559,000	-	-	-	-	-	82	-	-	-	-	-	-	-	-	-	-	82
45x90 - 100	$175,000	$595,214	-	-	-	-	-	19	-	-	-	-	-	-	-	-	-	-	19
50x90 - 100	$185,000	$607,878	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	6
55x90 - 100	$195,000	$650,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
60x90 - 100	$205,000	$756,956	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 45'	$191,757	$639,855	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 50'	$191,757	$683,863	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA 60'	$191,757	$775,880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AA Auto Court	$191,757	$596,908	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cluster/Auto Court	$166,380	$568,484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage	$130,000	$399,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AC Rural Lot	$325,000	$999,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Units			**-**	**-**	**-**	**-**	**-**	**214**	**61**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**275**
Cumulative Units			**-**	**-**	**-**	**-**	**-**	**214**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**	**275**
Annual Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Non-Residential																			
Retail			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total Square Feet			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Square Footage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Annual Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Cumulative Total Non-Residential Acreage			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
School Site																			
Parks/Trails																			
Total Developable Acreage																			-

Source: Developer

Table 2
Fiscal Impact Analysis Summary
All Phases Combined

	Ref. Table	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
								Year						
Model Year		*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*
Modified General Fund Beginning Balance		$ 1,307,568	$ 1,622,520	$ 1,865,780	$ 2,124,128	$ 2,072,405	$ 1,883,027	$ 2,025,162	$ 1,848,948	$ 2,002,950	$ 2,283,286	$ 2,500,042	$ 2,456,385	$ 2,436,930
Annual General Fund Revenues														
Taxes														
Property Tax - Normal Levy	Appendix A	$ 532,720	$ 950,681	$ 1,385,233	$ 1,731,988	$ 1,898,857	$ 2,040,414	$ 2,110,487	$ 2,156,131	$ 2,229,221	$ 2,304,227	$ 2,354,923	$ 2,388,905	$ 2,423,226
Property Tax - Personal Property	Appendix A	3,879	8,783	14,259	17,578	19,322	20,731	21,139	21,139	21,139	21,139	21,139	21,139	21,139
Sales Tax - Indirect Residential	Appendix A	42,298	96,615	160,973	203,180	227,199	246,753	254,054	256,594	259,160	261,752	264,369	267,013	269,683
Sales Tax - Indirect Employee	Appendix A	-	-	4,626	9,392	13,878	18,084	27,896	31,541	45,840	60,138	70,932	74,858	78,783
Sales Tax - Direct Retail/Business	Appendix A	-	-	237,662	475,323	700,154	913,578	913,578	1,094,165	1,274,752	1,455,338	1,455,338	1,455,338	1,455,338
Pull Tabs and Punch Board Tax	Appendix A	964	2,183	3,581	4,443	4,912	5,295	5,475	5,503	5,616	5,729	5,814	5,846	5,877
Utility Taxes	Appendix A	105,049	237,835	390,140	484,058	535,107	576,870	596,436	599,500	611,824	624,148	633,408	636,823	640,238
Intergovernmental Revenue	Appendix A	24,010	54,360	89,171	110,638	122,306	131,851	136,323	137,023	139,840	142,657	144,773	145,554	146,334
Community Development Revenue	Appendix A	193,264	437,556	717,759	890,543	984,462	1,061,294	1,097,290	1,102,927	1,125,601	1,148,274	1,165,310	1,171,592	1,177,875
Police Revenue	Appendix A	58,226	131,825	216,244	268,300	296,595	319,743	330,588	332,286	339,117	345,948	351,081	352,973	354,866
Municipal Court Revenue	Appendix A	23,303	52,759	86,545	107,379	118,704	127,968	132,308	132,988	135,722	138,456	140,510	141,267	142,025
Cable Franchise Fees	Appendix A	16,714	37,841	62,074	77,017	85,139	91,784	94,897	95,384	97,345	99,306	100,779	101,323	101,866
Other General Fund Revenue	Appendix A	18,337	41,516	68,102	84,496	93,407	100,697	104,113	104,648	106,799	108,950	110,567	111,163	111,759
Total General Fund Revenues		$ 1,018,766	$ 2,051,955	$ 3,436,369	$ 4,464,336	$ 5,100,042	$ 5,655,063	$ 5,824,583	$ 6,069,829	$ 6,391,975	$ 6,716,063	$ 6,818,945	$ 6,873,794	$ 6,929,008
Annual General Fund Costs														
Executive-Mayor	Appendix A	$ 1,266	$ 2,867	$ 4,702	$ 5,834	$ 6,450	$ 6,953	$ 7,189	$ 7,226	$ 7,374	$ 7,523	$ 7,635	$ 7,676	$ 7,717
Legislative-Council	Appendix A	1,795	4,064	6,667	8,272	9,145	9,858	10,193	10,245	10,456	10,666	10,825	10,883	10,941
Administration	Appendix A	46,725	105,787	173,531	215,305	238,011	256,587	265,289	266,652	272,134	277,616	281,735	283,253	284,772
Facilities	Appendix A	20,470	46,344	76,023	94,323	104,271	112,409	116,221	116,818	119,220	121,621	123,426	124,091	124,756
Legal	Appendix A	23,705	53,669	88,037	109,231	120,750	130,174	134,589	135,281	138,062	140,843	142,932	143,703	144,473
Municipal Court	Appendix A	25,880	58,592	96,114	119,251	131,827	142,116	146,936	147,691	150,727	153,763	156,044	156,886	157,727
EMS/Recyl/Anim Cont/Mental Helath	Appendix A	6,750	15,282	25,068	31,103	34,383	37,067	38,324	38,521	39,312	40,104	40,699	40,919	41,138
Community Development	Appendix A	87,700	198,557	325,708	404,115	446,734	481,600	497,934	500,492	510,781	521,070	528,801	531,651	534,502
Cemetery	Appendix A	2,311	5,232	8,583	10,649	11,772	12,691	13,121	13,189	13,460	13,731	13,935	14,010	14,085
Police (Comparable Cities)	Appendix A	179,369	406,098	666,155	826,518	913,684	984,992	1,018,400	1,023,632	1,044,675	1,065,719	1,081,530	1,087,361	1,093,191
Fire (Comparable Cities)	Appendix A	224,420	508,094	833,467	1,034,106	1,143,165	1,232,383	1,274,182	1,280,728	1,307,056	1,333,385	1,353,168	1,360,462	1,367,757
Parks & Recreation (Comparable Cities)	Appendix A	43,297	98,026	160,800	199,509	220,549	237,762	245,826	247,089	252,169	257,248	261,065	262,472	263,880
General Fund Reserve		131,471	297,654	488,265	605,805	669,694	721,960	746,447	750,282	765,706	781,129	792,719	796,992	801,266
Total General Fund Costs		$ 795,159	$ 1,800,265	$ 2,953,121	$ 3,664,020	$ 4,050,435	$ 4,366,552	$ 4,514,651	$ 4,537,845	$ 4,631,132	$ 4,724,419	$ 4,794,512	$ 4,820,359	$ 4,846,206
Net Annual General Fund Surplus (Deficit)		$ 223,607	$ 251,690	$ 483,248	$ 800,315	$ 1,049,606	$ 1,288,511	$ 1,309,932	$ 1,531,985	$ 1,760,844	$ 1,991,644	$ 2,024,433	$ 2,053,435	$ 2,082,802
Ending Balance		**$ 1,531,175**	**$ 1,874,210**	**$ 2,349,028**	**$ 2,924,444**	**$ 3,122,011**	**$ 3,171,538**	**$ 3,335,094**	**$ 3,380,932**	**$ 3,763,793**	**$ 4,274,931**	**$ 4,524,475**	**$ 4,509,820**	**$ 4,519,732**
Modified General Fund														
One-Time General Fund Revenues by Year														
Annual Construction Taxes	Table 11	$ 637,853	$ 949,519	$ 1,086,412	$ 784,174	$ 379,745	$ 311,231	$ 126,122	$ 62,311	$ 130,844	$ 133,853	$ 70,221	$ 26,490	$ 26,490
Special Revenue Funds														
Street Fund Surplus (Deficit)	Table 12	$ (66,872)	$ (151,401)	$ (248,356)	$ (308,142)	$ (340,639)	$ (367,225)	$ (379,680)	$ (381,630)	$ (389,476)	$ (397,321)	$ (403,216)	$ (405,390)	$ (407,563)
Stormwater Fund Surplus (Deficit)	Table 13	(12,067)	(24,028)	(37,176)	(43,942)	(45,685)	(47,355)	(47,426)	(49,716)	(58,925)	(68,135)	(75,054)	(77,606)	(80,158)
Criminal Justice Fund[1]		-	-	-	-	-	-	-	-	-	-	-	-	-
MPD Funding Agreement[2]		$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000	$ 840,000
Modified Annual General Fund Surplus (Deficit)		$ 1,622,520	$ 1,865,780	$ 2,124,128	$ 2,072,405	$ 1,883,027	$ 2,025,162	$ 1,848,948	$ 2,002,950	$ 2,283,286	$ 2,500,042	$ 2,456,385	$ 2,436,930	$ 2,461,572
Modified Cumulative General Fund		**$ 4,727,218**	**$ 6,592,997**	**$ 8,717,126**	**$ 10,789,530**	**$ 12,672,557**	**$ 14,697,719**	**$ 16,546,667**	**$ 18,549,617**	**$ 20,832,903**	**$ 23,332,945**	**$ 25,789,330**	**$ 28,226,259**	**$ 30,687,831**
Cumulative General Fund Reserve		**$ 144,647**	**$ 442,301**	**$ 930,566**	**$ 1,536,371**	**$ 2,206,065**	**$ 2,928,025**	**$ 3,674,472**	**$ 4,424,753**	**$ 5,190,459**	**$ 5,971,588**	**$ 6,764,307**	**$ 7,561,299**	**$ 8,362,565**
Modified Cumulative General Fund Net of General Fund Reserve		**$ 4,871,865**	**$ 7,035,298**	**$ 9,647,692**	**$ 12,325,901**	**$ 14,878,622**	**$ 17,625,744**	**$ 20,221,139**	**$ 22,974,370**	**$ 26,023,362**	**$ 29,304,534**	**$ 32,553,637**	**$ 35,787,558**	**$ 39,050,395**

[1]After 2010 Budget year, Criminal Justice Fund has been included in the Police Budget.

[2]Does not include funding for Legal for MPD and Other MPD Reimbursements as the costs are not included in expenses above.

Table 3
Fiscal Impact Analysis
Revenues

Revenues	2020 Budget	LOS Adjustment	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
			Fiscal Year												
General Fund															
B & O Tax	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility Taxes															
Electrical Tax	$240,000	100%	$240,000	$240,000	$240,000	$240,000	$240,000	$240,000	$240,000	$240,000	$240,000	$240,000	$240,000	$240,000	$240,000
Telephone Tax	$60,000	100%	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000
Wastewater Utility Tax	$71,000	100%	$71,000	$71,000	$71,000	$71,000	$71,000	$71,000	$71,000	$71,000	$71,000	$71,000	$71,000	$71,000	$71,000
Stormwater Utility Tax	$91,000	100%	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000
Water Utility Tax	$71,500	100%	$71,500	$71,500	$71,500	$71,500	$71,500	$71,500	$71,500	$71,500	$71,500	$71,500	$71,500	$71,500	$71,500
Solid Waste Tax	$40,000	100%	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000
Cable TV Utility Tax	$80,000	100%	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000
Gas Utility Tax	$150	100%	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150
Subtotal Utility Taxes	**$653,650**		**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**	**$653,650**
Pull Tabs and Punch Board Tax	$6,000	100%	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000
Total General Fund	**$659,650**		**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**	**$659,650**
Licenses and Permits	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Intergovernmental Revenue	$149,400	100%	$149,400	$149,400	$149,400	$149,400	$149,400	$149,400	$149,400	$149,400	$149,400	$149,400	$149,400	$149,400	$149,400
Community Development Revenue	$1,202,550	100%	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550	$1,202,550
Police Revenue	$362,300	100%	$362,300	$362,300	$362,300	$362,300	$362,300	$362,300	$362,300	$362,300	$362,300	$362,300	$362,300	$362,300	$362,300
Municipal Court Revenue	$145,000	100%	$145,000	$145,000	$145,000	$145,000	$145,000	$145,000	$145,000	$145,000	$145,000	$145,000	$145,000	$145,000	$145,000
Cable Franchise Fees	$104,000	100%	$104,000	$104,000	$104,000	$104,000	$104,000	$104,000	$104,000	$104,000	$104,000	$104,000	$104,000	$104,000	$104,000
Other General Fund Revenue	$114,100	100%	$114,100	$114,100	$114,100	$114,100	$114,100	$114,100	$114,100	$114,100	$114,100	$114,100	$114,100	$114,100	$114,100
Subtotal Operating Revenue	**$2,737,000**		**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**	**$2,737,000**

Source: City of Black Diamond 2020 Budget.

Table 4
Fiscal Impact Analysis
Property Tax Calculation

Calculation of Limit Factor Levy	**Year** 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Regular Levy Base	$ 1,653,489	$ 1,889,433	$ 2,320,961	$ 2,740,391	$ 3,071,211	$ 3,222,936	$ 3,350,021	$ 3,409,987	$ 3,444,087	$ 3,478,528	$ 3,513,313	$ 3,548,446	$ 3,583,930
1% Increase	$ 15,958	$ 18,894	$ 23,210	$ 27,404	$ 30,712	$ 32,229	$ 33,500	$ 34,100	$ 34,441	$ 34,785	$ 35,133	$ 35,484	$ 35,839
Local new construction**{Project}**	$ 117,599,953	$ 220,585,277	$ 211,811,541	$ 162,199,598	$ 64,691,127	$ 50,708,073	$ 14,147,727	$ -	$ -	$ -	$ -	$ -	$ -
Local new construction**{Non-Project}**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annexations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Adjustments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total New Construction/Annex/Adjust	$ 117,599,953	$ 220,585,277	$ 211,811,541	$ 162,199,598	$ 64,691,127	$ 50,708,073	$ 14,147,727	$ -	$ -	$ -	$ -	$ -	$ -
Last Years Levy Rate	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063
New Construction/Annex/Adjust. Levy	$ 219,986	$ 412,633	$ 396,221	$ 303,415	$ 121,013	$ 94,856	$ 26,465	$ -	$ -	$ -	$ -	$ -	$ -
Total Property Tax	$ 1,889,433	$ 2,320,961	$ 2,740,391	$ 3,071,211	$ 3,222,936	$ 3,350,021	$ 3,409,987	$ 3,444,087	$ 3,478,528	$ 3,513,313	$ 3,548,446	$ 3,583,930	$ 3,619,770
Assessed Value	$ 1,010,196,853	$ 1,230,782,130	$ 1,442,593,671	$ 1,604,793,268	$ 1,669,484,395	$ 1,720,192,468	$ 1,734,340,195	$ 1,734,340,195	$ 1,734,340,195	$ 1,734,340,195	$ 1,734,340,195	$ 1,734,340,195	$ 1,734,340,195
Levy Rate	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063	1.87063

Source: City of Black Diamond 2020 Budget

Table 5
Fiscal Impact Analysis
Expenses

	2020	**LOS**							**Year**						
Expenses	**Budget**	**Adjustment**	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Expenditures by Department															
Executive-Mayor	$15,757	50%	$7,879	$7,879	$7,879	$7,879	$7,879	$7,879	$7,879	$7,879	$7,879	$7,879	$7,879	$7,879	$7,879
Legislative-Council	$22,341	50%	$11,171	$11,171	$11,171	$11,171	$11,171	$11,171	$11,171	$11,171	$11,171	$11,171	$11,171	$11,171	$11,171
Administration	$581,476	50%	$290,738	$290,738	$290,738	$290,738	$290,738	$290,738	$290,738	$290,738	$290,738	$290,738	$290,738	$290,738	$290,738
City Clerk	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Finance	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Information Services	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Facilities	$127,370	100%	$127,370	$127,370	$127,370	$127,370	$127,370	$127,370	$127,370	$127,370	$127,370	$127,370	$127,370	$127,370	$127,370
Facilities-Operating Costs	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Legal	$295,000	50%	$147,500	$147,500	$147,500	$147,500	$147,500	$147,500	$147,500	$147,500	$147,500	$147,500	$147,500	$147,500	$147,500
Municipal Court	$322,062	50%	$161,031	$161,031	$161,031	$161,031	$161,031	$161,031	$161,031	$161,031	$161,031	$161,031	$161,031	$161,031	$161,031
EMS/Recyl/Anim Cont/Mental Helath	$42,000	100%	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000
Animal Control	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Community Development	$1,091,399	50%	$545,700	$545,700	$545,700	$545,700	$545,700	$545,700	$545,700	$545,700	$545,700	$545,700	$545,700	$545,700	$545,700
Natural Resources	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Economic Development	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cemetery	$28,760	50%	$14,380	$14,380	$14,380	$14,380	$14,380	$14,380	$14,380	$14,380	$14,380	$14,380	$14,380	$14,380	$14,380
Central Services	$0	100%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Police (Comparable Cities)	Table 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire (Comparable Cities)	Table 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation (Comparable Cities)	Table 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Works (Comparable Cities)	Table 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	**$2,526,165**		**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**	**$1,347,768**

Source: City of Black Diamond 2020 Budget.

Table 6
Fiscal Impact Analysis
Comparable Cities - Police (Sumner)

	2020 Budget	LOS Adjustment [1]	Year (Cost Per Person Served) 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Model Year			*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*
Population	*10,030*														
Employees [2]	*19,342*														
Persons Served (Population + 50% Employees)	*19,701*														
Police (Sumner)															
Personnel	$ 3,543,269	85%	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58	$ 153.58
Operating & Maintenance Supplies	$ 50,196	85%	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18	$ 2.18
Charges & Services	$ 139,112	85%	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03	$ 6.03
Intergovernmental	$ 624,622	85%	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07	$ 27.07
Interfund	$ 388,600	85%	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84	$ 16.84
Capital Expenditures [3]	$ 3,674	85%	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16	$ 0.16
Total Police Expenses Per Capita	**$ 4,749,473**	**85%**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**	**$ 205.86**

Source: City of Sumner 2019/20 Budget.

[1] City of Sumner 2019 Budget funds 25.25 police positions. City of Black Diamond 2018 Comprehensive Plan, Section 8.6, states current staffing of 1.9 officers per thousand residents. To maintain LOS a city of 10,000 residence would require 19 police positions. City of Summer has a large administration staff, so to be conservative, DPFG has eliminated 3 administration positions from the calculation (19/22.25) = 85%, instead of (19/25.25) = 75%.
[2] Data sourced from onthemap.census.gov for the year 2017.
[3] Assumes 10 year useful life.

Table 7
Fiscal Impact Analysis
Comparable Cities - Fire (Poulsbo)

	2020 Budget	LOS Adjustment [1]	Year (Cost Per Person Served) 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Model Year			*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*
Population	*10,850*														
Employees [2]	*6,678*														
Persons Served [1]	*14,189*														
Fire (Poulsbo)															
Salaries & Wages	$ -	93%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Personnel Benefits	$ -	93%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office and Operating Supplies	$ -	93%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Services and Charges	$ -	93%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental Services	$ -	93%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Fire Expenses Per Capita	**$ 3,915,693**	**93%**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**	**$ 257.57**

Source: City of Poulsbo Fire District #18 and EMS Levy.

[1] Black Diamond Comprehensive Plan calls out 1.4 paid firefighters per 1,000. Poulsbo Fire Department runs at an estimated 1.5 firefighters per 1,000 per 2018 Annual Report. Uses same methodology as Police LOS, (1.4/1.5) = 93%.
[2] Data sourced from onthemap.census.gov for the year 2017.

Table 8
Fiscal Impact Analysis
Comparable Cities - Parks & Recreation (Poulsbo)

	2020 Budget	LOS Adjustment	Year (Cost Per Person Served) 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Model Year			*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*
Population	*10,850*														
Employees [1]	*6,678*														
Persons Served (Population + 50% Employees)	*14,189*														
Parks & Recreation (Poulsbo)															
Salaries and Wages (Maintenance)	$ 222,274	100%	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67	$ 15.67
Personnel Benefits (Maintenance)	$ 116,702	100%	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22	$ 8.22
Supplies (Maintenance)	$ 24,340	100%	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72	$ 1.72
Other Services & Charges (Maintenance)	$ 68,686	100%	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84	$ 4.84
Intergovernmental Services (Maintenance)	$ -	100%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Salaries and Wages [2]	$ 520,287	30%	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00
Personnel Benefits [2]	$ 177,618	30%	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76	$ 3.76
Supplies [2]	$ 36,376	30%	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77	$ 0.77
Other Services & Charges [2]	$ 176,000	30%	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72	$ 3.72
Total Parks & Recreation Expenses Per Capita	**$ 1,342,283**	**100%**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**	**$ 49.69**

Source: City of Poulsbo 2020 Budget.

[1] Data sourced from onthemap.census.gov for the year 2017.
[2] Per the City of Poulsbo Budget, Parks and Recreation portion of the costs have funded 70% by user fees. The remaining 30% is modeled here.

Table 9
Fiscal Impact Analysis
Comparable Cities - Public Works (Sumner)

	2020 Budget	LOS Adjustment	Year (Cost Per Person Served) 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Model Year			*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*
Population	*10,030*														
Employees [1]	*19,342*														
Persons Served (Population + 50% Employees)	*19,701*														
Public Works (Sumner)															
Personnel	$ 1,072,451	100%	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44	$ 54.44
Operating & Maintenance Supplies	$ 103,500	100%	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25	$ 5.25
Charges & Services	$ 705,128	100%	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79	$ 35.79
Interfund	$ 120,329	100%	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11	$ 6.11
Capital Expenditures [2]	$ 2,510	100%	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13
Total Public Works Expenses Per Capita	**$ 2,003,918**	**100%**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**	**$ 101.72**

Source: City of Sumner 2020 Budget.

[1] Data sourced from onthemap.census.gov for the year 2017.
[2] Assumes 10 year useful life.

Table 10
Fiscal Impact Analysis
Real Estate Excise Tax (REET)

	Ref. Table	Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance		$ 661,624	$ 1,481,779	$ 2,687,430	$ 4,006,852	$ 5,162,113	$ 5,892,434	$ 6,581,129	$ 7,100,614	$ 7,565,033	$ 8,108,892	$ 8,666,935	$ 9,169,284	$ 9,633,617
Annual Real Estate Excise Taxes Generated														
Real Estate Excise Tax	Table B0 - B9	$ 820,155	$ 1,205,651	$ 1,319,422	$ 1,155,261	$ 730,321	$ 688,695	$ 519,485	$ 464,419	$ 543,859	$ 558,043	$ 502,349	$ 464,333	$ 470,106
Total		$ 820,155	$ 1,205,651	$ 1,319,422	$ 1,155,261	$ 730,321	$ 688,695	$ 519,485	$ 464,419	$ 543,859	$ 558,043	$ 502,349	$ 464,333	$ 470,106
Cumulative REET Generated		1,481,779	2,687,430	4,006,852	5,162,113	5,892,434	6,581,129	7,100,614	7,565,033	8,108,892	8,666,935	9,169,284	9,633,617	10,103,723

Table 11
Fiscal Impact Analysis
One Time Construction Tax

		Year												
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Value of New Construction	Taxable %													
Vertical Residential Construction														
Apartments	50%	$ 9,680,000	$ 19,360,000	$ 9,680,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Condos/Stacked Flats	50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Townhomes	50%	$ 4,286,635	$ 14,042,425	$ 19,215,950	$ 18,476,875	$ 14,929,315	$ 10,642,680	$ 4,730,080	$ -	$ -	$ -	$ -	$ -	$ -
Duplex/Duets/30x80 Alley	50%	$ 4,576,670	$ 4,086,313	$ 2,288,335	$ 2,288,335	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
35x75 Alley Bungalows	50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
35x90 Alley	50%	$ 7,568,528	$ 16,908,413	$ 14,492,925	$ 3,542,715	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
40x85 Alley	50%	$ 10,077,900	$ 10,617,788	$ 6,478,650	$ 1,079,775	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
45x85 Alley	50%	$ 4,105,750	$ 2,612,750	$ 2,052,875	$ 933,125	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
50x80 Alley	50%	$ 3,893,400	$ 2,920,050	$ 4,477,410	$ 3,893,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
45x110 Alley w/Carriage	50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
40x90 - 100	50%	$ 20,291,000	$ 26,398,000	$ 42,158,000	$ 26,792,000	$ 5,516,000	$ 9,653,000	$ 4,137,000	$ -	$ -	$ -	$ -	$ -	$ -
45x90 - 100	50%	$ 1,680,856	$ 1,680,856	$ 4,622,354	$ 3,992,033	$ 840,428	$ 1,680,856	$ 840,428	$ -	$ -	$ -	$ -	$ -	$ -
50x90 - 100	50%	$ 19,663,827	$ 28,755,704	$ 30,235,777	$ 14,166,413	$ 5,708,853	$ 10,149,072	$ 4,440,219	$ -	$ -	$ -	$ -	$ -	$ -
55x90 - 100	50%	$ 2,957,500	$ 6,370,000	$ 4,322,500	$ 910,000	$ 227,500	$ 227,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -
60x90 - 100	50%	$ 4,415,648	$ 9,383,252	$ 12,143,032	$ 7,175,428	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AA 45'	50%	$ -	$ 3,360,735	$ 8,289,813	$ 7,617,666	$ 4,705,029	$ 2,016,441	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AA 50'	50%	$ -	$ 7,627,643	$ 15,993,445	$ 15,501,339	$ 13,778,968	$ 6,643,431	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AA 60'	50%	$ -	$ 4,088,861	$ 8,177,722	$ 7,301,538	$ 6,425,353	$ 3,212,677	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AA Auto Court	50%	$ -	$ 4,051,510	$ 4,051,510	$ 6,077,265	$ 12,559,681	$ 6,482,416	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cluster/Auto Court	50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cottage	50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AC Rural Lot	50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vertical Non-Residential Construction														
Retail Buildings	50%	$ -	$ -	$ 15,408,761	$ 15,763,162	$ 15,255,101	$ 14,814,289	$ -	$ 13,118,151	$ 13,419,869	$ 13,728,526	$ -	$ -	$ -
Office Buildings	50%	-	-	-	-	-	-	12,404,235	-	14,126,177	14,451,079	14,783,454	5,576,819	5,576,819
Hard Construction Costs														
Phase 1A Hard Costs [1]	50%	$ 6,790,303	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Phase 2 Hard Costs [1]	50%	$ 34,296,783	$ 16,803,122	$ 9,437,370	$ 29,578,098	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Phase 1B Hard Costs [1]	50%	$ -	$ 20,831,268	$ 15,191,864	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Phase 3 Hard Costs [1]	50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Taxable Value of New Construction		$ 67,142,400	$ 99,949,344	$ 114,359,146	$ 82,544,584	$ 39,973,114	$ 32,761,181	$ 13,275,981	$ 6,559,076	$ 13,773,023	$ 14,089,802	$ 7,391,727	$ 2,788,409	$ 2,788,409
Construction Taxes	Rate													
Sales Tax	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%	0.9500%
B&O Tax	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(other)	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Beginning Balance		$ 303,415	$ 941,267	$ 1,890,786	$ 2,977,198	$ 3,761,372	$ 4,141,116	$ 4,452,347	$ 4,578,469	$ 4,640,780	$ 4,771,624	$ 4,905,477	$ 4,975,699	$ 5,002,189
Annual Construction Taxes														
Sales Tax		$ 637,852.80	$ 949,518.77	$ 1,086,412	$ 784,174	$ 379,745	$ 311,231	$ 126,122	$ 62,311	$ 130,844	$ 133,853	$ 70,221	$ 26,490	$ 26,490
B&O Tax		-	-	-	-	-	-	-	-	-	-	-	-	-
(other)		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Construction Taxes		$ 637,853	$ 949,519	$ 1,086,412	$ 784,174	$ 379,745	$ 311,231	$ 126,122	$ 62,311	$ 130,844	$ 133,853	$ 70,221	$ 26,490	$ 26,490
Ending Balance		$ 941,267	$ 1,890,786	$ 2,977,198	$ 3,761,372	$ 4,141,116	$ 4,452,347	$ 4,578,469	$ 4,640,780	$ 4,771,624	$ 4,905,477	$ 4,975,699	$ 5,002,189	$ 5,028,679

[1] Estimate provided by developer.

Table 12
Fiscal Impact Analysis
Street Fund (Fund 101)

		Year												
Model Year No.	**Assumption**	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Street Fund (Fund 101)														
Street Fund (101)	$135,355													
Per Person Served	$24.97													
Total Project Street Fund Revenues		$ 21,753	$ 49,250	$ 80,788	$ 100,237	$ 110,808	$ 119,456	$ 123,507	$ 124,142	$ 126,694	$ 129,246	$ 131,163	$ 131,871	$ 132,578
Public Works (Comparable Cities)														
Total Project Public Works Costs	Appendix A	$ 88,626	$ 200,651	$ 329,144	$ 408,379	$ 451,447	$ 486,680	$ 503,187	$ 505,772	$ 516,169	$ 526,567	$ 534,379	$ 537,260	$ 540,141
Net Annual Street Fund Surplus (Deficit)		$ (66,872)	$ (151,401)	$ (248,356)	$ (308,142)	$ (340,639)	$ (367,225)	$ (379,680)	$ (381,630)	$ (389,476)	$ (397,321)	$ (403,216)	$ (405,390)	$ (407,563)
Ending Balance		(85,529)	(236,930)	(485,286)	(793,428)	(1,134,067)	(1,501,292)	(1,880,971)	(2,262,602)	(2,652,077)	(3,049,398)	(3,452,614)	(3,858,004)	(4,265,567)

Note: It is assumed that CCD Black Diamond Partners LLC will fund the first two years of maintenance as street improvements are completed within the project.

Table 13
Fiscal Impact Analysis
Stormwater Fund

	2020 Budget	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Monthly Rate		$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00
Population	*5,205*													
Employees [1]	*433*													
Persons Served (Population + 50% Employees)	*5,422*													
Beginning Balance		$ (3,378)	$ (15,444)	$ (39,472)	$ (76,648)	$ (120,590)	$ (166,275)	$ (213,630)	$ (261,056)	$ (310,772)	$ (369,698)	$ (437,832)	$ (512,886)	$ (590,492)
Annual Stormwater Utility Charge Generatec														
Residential		$ 66,432	$ 153,696	$ 248,160	$ 305,376	$ 336,288	$ 360,960	$ 368,448	$ 368,448	$ 368,448	$ 368,448	$ 368,448	$ 368,448	$ 368,448
Nonresidentia		$ -	$ -	$ 6,199	$ 12,397	$ 17,890	$ 22,754	$ 29,816	$ 29,816	$ 29,816	$ 29,816	$ 29,816	$ 29,816	$ 29,816
Total		$ 66,432	$ 153,696	$ 254,359	$ 317,773	$ 354,178	$ 383,714	$ 398,264	$ 398,264	$ 398,264	$ 398,264	$ 398,264	$ 398,264	$ 398,264
Annual Stormwater Expeditures														
Stormwater Expenditures / Per Person Servec	$ 488,444	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09	$ 90.09
Total		$ 78,499	$ 177,724	$ 291,535	$ 361,715	$ 399,862	$ 431,070	$ 445,690	$ 447,980	$ 457,189	$ 466,399	$ 473,318	$ 475,870	$ 478,421
Net Surplus/(Shortfall)		$ (12,067)	$ (24,028)	$ (37,176)	$ (43,942)	$ (45,685)	$ (47,355)	$ (47,426)	$ (49,716)	$ (58,925)	$ (68,135)	$ (75,054)	$ (77,606)	$ (80,158)
Cumulative Stormwater Utility Funds		(15,444)	(39,472)	(76,648)	(120,590)	(166,275)	(213,630)	(261,056)	(310,772)	(369,698)	(437,832)	(512,886)	(590,492)	(670,650)

[1] Data sourced from onthemap.census.gov for the year 2017.

Table 14
Fiscal Impact Analysis
Utility Taxes

	Ref. Table	Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Model Year		*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*	*15*
Utility Tax														
Electrical Tax	Appendix A	38,571	87,326	143,247	177,731	196,475	211,809	218,993	220,118	224,643	229,168	232,568	233,822	235,075
Telephone Tax	Appendix A	9,643	21,831	35,812	44,433	49,119	52,952	54,748	55,029	56,161	57,292	58,142	58,455	58,769
Wastewater Utility Tax	Appendix A	11,411	25,834	42,377	52,579	58,124	62,660	64,785	65,118	66,457	67,795	68,801	69,172	69,543
Stormwater Utility Tax	Appendix A	14,625	33,111	54,315	67,390	74,497	80,311	83,035	83,461	85,177	86,893	88,182	88,657	89,133
Water Utility Tax	Appendix A	11,491	26,016	42,676	52,949	58,533	63,101	65,242	65,577	66,925	68,273	69,286	69,659	70,033
Solid Waste Tax	Appendix A	6,428	14,554	23,875	29,622	32,746	35,301	36,499	36,686	37,440	38,195	38,761	38,970	39,179
Cable TV Utility Tax	Appendix A	12,857	29,109	47,749	59,244	65,492	70,603	72,998	73,373	74,881	76,389	77,523	77,941	78,358
Gas Utility Tax	Appendix A	24	55	90	111	123	132	137	138	140	143	145	146	147
Total Utility Tax Revenues		$ 105,049	$ 237,835	$ 390,140	$ 484,058	$ 535,107	$ 576,870	$ 596,436	$ 599,500	$ 611,824	$ 624,148	$ 633,408	$ 636,823	$ 640,238

Table A-0
Fiscal Impact Analysis
Land Use and Phasing 2017

Product Type	**Bulk Land Sale Value** *New Land Value per Unit* Value	No. Lots	**Unit Sale Value[1]** *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ -	-	$ 221,723	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ -	-	$ 235,205	-	$ -	$ -	$ -	
Townhomes	$ -	-	$ 368,796	-	$ -	$ -	$ -	
Duplex/Duets/30x80 Alley	$ -	-	$ 422,277	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ -	-	$ 345,033	-	$ -	$ -	$ -	
35x90 Alley	$ -	-	$ 368,387	-	$ -	$ -	$ -	
40x85 Alley	$ 121,094	16	$ 278,960	-	$ 1,937,504	$ -	$ 1,937,504	
45x85 Alley	$ 134,167	9	$ 297,553	-	$ 1,207,503	$ -	$ 1,207,503	
50x80 Alley	$ 143,182	2	$ 320,205	-	$ 286,364	$ -	$ 286,364	
45x110 Alley w/Carriage	$ -	-	$ 531,352	-	$ -	$ -	$ -	
40x90 - 100	$ -	-	$ 495,053	-	$ -	$ -	$ -	
45x90 - 100	$ -	-	$ 526,720	-	$ -	$ -	$ -	
50x90 - 100	$ -	-	$ 558,386	-	$ -	$ -	$ -	
55x90 - 100	$ -	-	$ 590,053	-	$ -	$ -	$ -	
60x90 - 100	$ -	-	$ 621,719	-	$ -	$ -	$ -	
AA 45'	$ -	-	$ 470,645	-	$ -	$ -	$ -	
AA 50'	$ -	-	$ 558,424	-	$ -	$ -	$ -	
AA 60'	$ -	-	$ 677,338	-	$ -	$ -	$ -	
AA Auto Court	$ -	-	$ 558,424	-	$ -	$ -	$ -	
Cluster/Auto Court	$ -	-	$ 505,319	-	$ -	$ -	$ -	
Cottage	$ -	-	$ 339,877	-	$ -	$ -	$ -	
AC Rural Lot	$ -	-	$ 939,205	-	$ -	$ -	$ -	
		27		-			3,431,371	**(A)**

Product Type	**Existing Developed Lots** *Existing Land Value per Unit* Value	No. Lots	**Existing Unit Value[1]** *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							-	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	-	$ 165	-	
Office Buildings	0%	-	$ 165	-	
	0%	-		-	**(C)**
From Prior Years					
Retail Buildings	0%	-			
Office Buildings	0%	-			
Total	0%	-		-	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	-		$ -	$ -	
Total Value for Raw Land	-			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 3,431,371**

[1]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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-0
Fiscal Impact Analysis
Property Tax Calculations 2017

Total Project Assessed Valuation					**$ 3,431,371**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.90	**(B)**
City Tax Share					6,509	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 6,509	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.90	
Personal Property Value[2]	$ 12,388,719	2,380	-		$ -	
Total City Share of Property Taxes, Levy Rate				**(D) = (B)**	1.90	**(D)**
City Tax Share, Dollars					-	
City Tax Share-Rounded					$ -	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents					-	
Square Feet per Employee[4]	Square Footage					
Retail	-				1,246	
Office	-				434	
Employees						
Retail					-	
Office					-	
Total Employees					-	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					3,431,371	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					-	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-0, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 3,431,371	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 17,157	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					-	**(I)**
Total Amount, Rounded					$ 17,157	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-0
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2017

Description						Amount	
Residential							
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1E**						$ -	**(A)**
Household Income @28.1%[1]					**(B) = (A)*28.1%**	$ -	**(B)**
Retail Taxable Sales @30%[2]					**(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 (@0.95% of taxable sales) (1) or per capita (2)							
Assessed Valuation Percentage							
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$ -	
						$ -	
Per Capita	Budget	Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%	-		$ -	
Project Indirect Sales and Use Tax to City - New Employees							
Per Capita	Budget	Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%	-		$ -	
Total Project Indirect Sales and Use Tax to City						$ -	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet	Square Footage			
Taxable Sales							
Retail Buildings[4]			$ 300	-		-	
Grocery							
Retail Pad Buildings							
Drug Store							
Main Street Retail							
Office Buildings			$ -	-		-	
Total Direct Taxable Sales				-		-	
Project Direct Sales and Use Tax to City							
Sales Tax (@0.9500% of taxable sales)					0.9500%	$ -	
Total Project Direct Sales and Use Tax to City						$ -	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-0
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2017

Revenue Source		Revenues (2017)1	Recurring Revenue	Percentage Rev Applied	Factor 2017	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	-	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	-	-
Telephone Tax	$	60,000	Y	100%	11.07	per person served	-	-
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	-	-
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	-	-
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	-	-
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	-	-
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	-	-
Gas Utility Tax	$	150	Y	100%	0.03	per person served	-	-
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	-	-
Licenses and Permits	$	-	Y	100%	-	per person served	-	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	-	-
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	-	-
Police Revenue	$	362,300	Y	100%	66.83	per person served	-	-
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	-	-
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	-	-
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	-	-
Total General Fund Revenue		2,737,000			504.84			-

[1] Per 2020 City Budget.
[2] Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-0
Fiscal Impact Analysis
General Fund Cost Calculations 2017

Cost	Expenses (2017)1	LoS Adjustment	Efficiency Factor	Factor 2017	Measure[2]	Equivalent Units	Cost
General Fund (Fund 001)	(a)	(b)	(c)	(d)		(e)	(f)=(e)*(d)
Executive-Mayor	$ 15,757	50%	100%	1.45	per person served	-	$ -
Legislative-Council	$ 22,341	50%	100%	2.06	per person served	-	$ -
Administration	$ 581,476	50%	100%	53.63	per person served	-	$ -
City Clerk	$ -	100%	100%	-	per person served	-	$ -
Finance	$ -	100%	100%	-	per person served	-	$ -
Information Services	$ -	100%	100%	-	per person served	-	$ -
Facilities	$ 127,370	100%	100%	23.49	per person served	-	$ -
Facilities-Operating Costs	$ -	100%	100%	-	per person served	-	$ -
Legal	$ 295,000	50%	100%	27.21	per person served	-	$ -
Municipal Court	$ 322,062	50%	100%	29.70	per person served	-	$ -
EMS/Recyl/Anim Cont/Mental Helath	$ 42,000	100%	100%	7.75	per person served	-	$ -
Animal Control	$ -	100%	100%	-	per person served	-	$ -
Community Development[3]	$ 1,091,399	50%	100%	100.65	per person served	-	$ -
Natural Resources	$ -	100%	100%	-	per person served	-	$ -
Economic Development	$ -	100%	100%	-	per person served	-	$ -
Cemetery	$ 28,760	50%	100%	2.65	per person served	-	$ -
Central Services	$ -	100%	100%	-	per person served	-	$ -
Police (Comparable Cities)	Comp. City	85%	100%	205.86	per person served	-	$ -
Fire (Comparable Cities)	Comp. City	93%	100%	257.57	per person served	-	$ -
Parks & Recreation (Comparable Cities)	Comp. City	30%	100%	49.69	per person served	-	$ -
Public Works (Comparable Cities)	Comp. City	30%	100%	101.72	per person served	-	$ -
General Fund Total	$ 2,526,165			$ 863.44			$ -

[1]Per 2020 City Budget.

[2]Based on total population and 50% employment

[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-1
Fiscal Impact Analysis
Land Use and Phasing 2018

Product Type	Bulk Land Sale Value *New Land Value per Unit* Value	No. Lots	Unit Sale Value[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 25,568	176	$ 196,155	-	$ 4,499,968	$ -	$ 4,499,968	
Condos/Stacked Flats	$ -	-	$ 235,205	-	$ -	$ -	$ -	
Townhomes	$ 96,000	7	$ 292,588	-	$ 672,000	$ -	$ 672,000	
Duplex/Duets/30x80 Alley	$ 120,000	14	$ 318,085	-	$ 1,680,000	$ -	$ 1,680,000	
35x75 Alley Bungalows	$ -	-	$ 345,033	-	$ -	$ -	$ -	
35x90 Alley	$ 112,462	32	$ 328,194	-	$ 3,598,784	$ -	$ 3,598,784	
40x85 Alley	$ 129,915	35	$ 344,417	-	$ 4,547,025	$ -	$ 4,547,025	
45x85 Alley	$ 132,955	11	$ 361,995	-	$ 1,462,505	$ -	$ 1,462,505	
50x80 Alley	$ 143,388	13	$ 381,952	-	$ 1,864,044	$ -	$ 1,864,044	
45x110 Alley w/Carriage	$ -	-	$ 531,352	-	$ -	$ -	$ -	
40x90 - 100	$ 160,114	93	$ 357,168	-	$ 14,890,602	$ -	$ 14,890,602	
45x90 - 100	$ 172,000	3	$ 425,875	-	$ 516,000	$ -	$ 516,000	
50x90 - 100	$ 175,818	96	$ 449,092	-	$ 16,878,528	$ -	$ 16,878,528	
55x90 - 100	$ -	22	$ 660,350	-	$ -	$ -	$ -	
60x90 - 100	$ 199,875	-	$ 495,913	-	$ -	$ -	$ -	
AA 45'	$ -	-	$ 639,855	-	$ -	$ -	$ -	
AA 50'	$ -	-	$ 683,863	-	$ -	$ -	$ -	
AA 60'	$ -	-	$ 775,880	-	$ -	$ -	$ -	
AA Auto Court	$ -	-	$ 596,908	-	$ -	$ -	$ -	
Cluster/Auto Court	$ -	-	$ 505,319	-	$ -	$ -	$ -	
Cottage	$ -	-	$ 339,877	-	$ -	$ -	$ -	
AC Rural Lot	$ -	-	$ 939,205	-	$ -	$ -	$ -	
		502		-			50,609,456	(A)

Product Type	Existing Developed Lots *Existing Land Value per Unit* Value	No. Lots	Existing Unit Value[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							3,465,685	(B)

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	-	$ 169	-	
Office Buildings	0%	-	$ 169	-	
	0%	-		-	(C)
From Prior Years					
Retail Buildings	0%	-			
Office Buildings	0%	-			
Total	0%	-		-	(D)

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	-		$ -	$ -	
Total Value for Raw Land	-			$ -	(E)
Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E)				**$ 54,075,141**	

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year. Assumes all homes closed in 2018 closed after July 31.

Table B-1
Fiscal Impact Analysis
Property Tax Calculations 2018

Total Project Assessed Valuation					**$ 54,075,141**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 2.03	**(B)**
City Tax Share					109,636	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 109,636	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 2.03	
Personal Property Value[2]	$ 12,388,719	2,380	16		$ 38,559	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**		2.03	**(D)**
City Tax Share, Dollars					78.18	
City Tax Share-Rounded					$ 78	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					16	
Square Feet per Employee[4]	Square Footage					
Retail	-				1,246	
Office	-				434	
Employees						
Retail					-	
Office					-	
Total Employees					-	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					50,609,456	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					3,465,685	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-1, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 50,857,005	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 253,047	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					1,238	**(I)**
Total Amount, Rounded					$ 254,285	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-1
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2018

Description						Amount	
Residential							
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**						$ -	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$ -	**(B)**
Retail Taxable Sales @30%[2]					**(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 (@0.95% of taxable sales) (1) or per capita (2)							
Assessed Valuation Percentage							
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$ -	
						$ -	
Per Capita	Budget	Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%	16		$ 2,271	
Project Indirect Sales and Use Tax to City - New Employees							
Per Capita	Budget	Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%	-		$ -	
Total Project Indirect Sales and Use Tax to City						$ -	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet	Square Footage			
Taxable Sales							
Retail Buildings[4]			$ 300	-		-	
Grocery							
Retail Pad Buildings							
Drug Store							
Main Street Retail							
Office Buildings			$ -	-		-	
Total Direct Taxable Sales				-		-	
Project Direct Sales and Use Tax to City							
Sales Tax (@0.9500% of taxable sales)					0.9500%	$ -	
Total Project Direct Sales and Use Tax to City						$ -	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-1
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2018

Revenue Source		Revenues (2018)1	Recurring Revenue	Percentage Rev Applied	Factor 2018	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	16	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	16	717
Telephone Tax	$	60,000	Y	100%	11.07	per person served	16	179
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	16	212
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	16	272
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	16	214
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	16	120
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	16	239
Gas Utility Tax	$	150	Y	100%	0.03	per person served	16	0
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	16	18
Licenses and Permits	$	-	Y	100%	-	per person served	16	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	16	446
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	16	3,593
Police Revenue	$	362,300	Y	100%	66.83	per person served	16	1,083
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	16	433
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	16	311
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	16	341
Total General Fund Revenue		2,737,000			504.84			8,178

[1]Per 2020 City Budget.

[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-1
Fiscal Impact Analysis
General Fund Cost Calculations 2018

Cost		Expenses (2018)1	LoS Adjustment	Efficiency Factor		Factor 2018	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)		(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%		1.45	per person served	16	$	24
Legislative-Council	$	22,341	50%	100%		2.06	per person served	16	$	33
Administration	$	581,476	50%	100%		53.63	per person served	16	$	869
City Clerk	$	-	100%	100%		-	per person served	16	$	-
Finance	$	-	100%	100%		-	per person served	16	$	-
Information Services	$	-	100%	100%		-	per person served	16	$	-
Facilities	$	127,370	100%	100%		23.49	per person served	16	$	381
Facilities-Operating Costs	$	-	100%	100%		-	per person served	16	$	-
Legal	$	295,000	50%	100%		27.21	per person served	16	$	441
Municipal Court	$	322,062	50%	100%		29.70	per person served	16	$	481
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%		7.75	per person served	16	$	126
Animal Control	$	-	100%	100%		-	per person served	16	$	-
Community Development[3]	$	1,091,399	50%	100%		100.65	per person served	16	$	1,631
Natural Resources	$	-	100%	100%		-	per person served	16	$	-
Economic Development	$	-	100%	100%		-	per person served	16	$	-
Cemetery	$	28,760	50%	100%		2.65	per person served	16	$	43
Central Services	$	-	100%	100%		-	per person served	16	$	-
Police (Comparable Cities)		Comp. City	85%	100%		205.86	per person served	16	$	3,335
Fire (Comparable Cities)		Comp. City	93%	100%		257.57	per person served	16	$	4,173
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%		49.69	per person served	16	$	805
Public Works (Comparable Cities)		Comp. City	30%	100%		101.72	per person served	16	$	1,648
General Fund Total	$	2,526,165			$	863.44			$	13,988

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-2
Fiscal Impact Analysis
Land Use and Phasing 2019

Product Type	Bulk Land Sale Value *New Land Value per Unit* Value	No. Lots	Unit Sale Value[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	29	$ 295,630	-	$ 3,521,441	$ -	$ 3,521,441	
Duplex/Duets/30x80 Alley	$ 139,038	14	$ 326,905	2	$ 1,946,532	$ 490,358	$ 2,436,890	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	75	$ 322,065	5	$ 10,125,000	$ 1,610,325	$ 11,735,325	
40x85 Alley	$ 145,000	29	$ 359,925	19	$ 4,205,000	$ 6,658,613	$ 10,863,613	
45x85 Alley	$ 155,000	1	$ 373,250	11	$ 155,000	$ 4,105,750	$ 4,260,750	
50x80 Alley	$ 165,000	3	$ 389,340	7	$ 495,000	$ 2,725,380	$ 3,220,380	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	64	$ 394,000	24	$ 10,560,000	$ 9,259,000	$ 19,819,000	
45x90 - 100	$ 175,000	6	$ 420,214	2	$ 1,050,000	$ 630,321	$ 1,680,321	
50x90 - 100	$ 185,000	52	$ 422,878	17	$ 9,620,000	$ 6,977,487	$ 16,597,487	
55x90 - 100	$ 195,000	-	$ 455,000	-	$ -	$ -	$ -	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	-	$ -	$ -	$ -	
AA 50'	$ 191,757	-	$ 492,106	-	$ -	$ -	$ -	
AA 60'	$ 191,757	-	$ 584,123	-	$ -	$ -	$ -	
AA Auto Court	$ 191,757	-	$ 405,151	-	$ -	$ -	$ -	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		273		85			74,135,206	**(A)**

Product Type	Existing Developed Lots *Existing Land Value per Unit* Value	No. Lots	Existing Unit Value[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							***(h)=(prior yrs)*1.01***	
From Prior Years								
Total							54,615,892	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	-	$ 173	-	
Office Buildings	0%	-	$ 173	-	
	0%	-		-	**(C)**
From Prior Years					
Retail Buildings	0%	-			
Office Buildings	0%	-			
Total	0%	-		-	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	-		$ -	$ -	
Total Value for Raw Land	-			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E)	**$ 128,751,098**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year. Assumes 100% of 2018 home closings closed after July 31.

Table B-2
Fiscal Impact Analysis
Property Tax Calculations 2019

Total Project Assessed Valuation					**$**	**128,751,098**	**(A)**
Property Tax							
City Share of Basic Tax[1]					$	1.90	**(B)**
City Tax Share						244,241	
City Tax Share-Rounded				**(C) = (A)*(B)**	$	244,241	**(C)**
Personal Property Tax	Current Year Assessed Value		Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$	1.90	
Personal Property Value[2]	$	12,388,719	2,380	227	$	539,998	
Total City Share of Property Taxes, Levy Rate				**(D) = (B)**		1.90	**(D)**
City Tax Share, Dollars						1,024.38	
City Tax Share-Rounded					$	1,024	
Residents per SF HH[3]						2.7000	
Residents per MF HH[3]						1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)						227	
Square Feet per Employee[4]	Square Footage						
Retail	-					1,246	
Office	-					434	
Employees							
Retail						-	
Office						-	
Total Employees						-	
Transfer Parameters							
Turnover Rate[5]							
Residential						7.14%	
Non-Residential						5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***						74,135,206	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***						54,615,892	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-2, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$	78,036,341	
Real Estate Excise Tax[6]							
REET Rate						0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$	370,676	**(H)**
REET from Re-sale of Existing Property ***/ Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***						19,506	**(I)**
Total Amount, Rounded					$	390,182	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-2
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2019

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1I**						$	46,075,790	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$	12,947,297	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$	3,884,189	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$	1,165,257	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$	11,070	
						$	11,070	
Per Capita	Budget	Factor	Resident Factor	Units				
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%	227		$	31,804	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita	Budget	Factor	Employee Factor	Units				
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%	-		$	-	
Total Project Indirect Sales and Use Tax to City						$	11,070	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet	Square Footage				
Taxable Sales								
Retail Buildings[4]			$ 300	-			-	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings			$ -	-			-	
Total Direct Taxable Sales				-			-	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)					0.9500%	$	-	
Total Project Direct Sales and Use Tax to City						$	-	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-2
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2019

Revenue Source		Revenues (2019)1	Recurring Revenue	Percentage Rev Applied	Factor 2019	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	227	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	227	10,043
Telephone Tax	$	60,000	Y	100%	11.07	per person served	227	2,511
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	227	2,971
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	227	3,808
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	227	2,992
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	227	1,674
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	227	3,348
Gas Utility Tax	$	150	Y	100%	0.03	per person served	227	6
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	227	251
Licenses and Permits	$	-	Y	100%	-	per person served	227	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	227	6,252
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	227	50,323
Police Revenue	$	362,300	Y	100%	66.83	per person served	227	15,161
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	227	6,068
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	227	4,352
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	227	4,775
Total General Fund Revenue		2,737,000			504.84			114,536

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-2
Fiscal Impact Analysis
General Fund Cost Calculations 2019

Cost		Expenses (2019)[1]	LoS Adjustment	Efficiency Factor		Factor 2019	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)		(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%		1.45	per person served	227	$	330
Legislative-Council	$	22,341	50%	100%		2.06	per person served	227	$	467
Administration	$	581,476	50%	100%		53.63	per person served	227	$	12,167
City Clerk	$	-	100%	100%		-	per person served	227	$	-
Finance	$	-	100%	100%		-	per person served	227	$	-
Information Services	$	-	100%	100%		-	per person served	227	$	-
Facilities	$	127,370	100%	100%		23.49	per person served	227	$	5,330
Facilities-Operating Costs	$	-	100%	100%		-	per person served	227	$	-
Legal	$	295,000	50%	100%		27.21	per person served	227	$	6,172
Municipal Court	$	322,062	50%	100%		29.70	per person served	227	$	6,739
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%		7.75	per person served	227	$	1,758
Animal Control	$	-	100%	100%		-	per person served	227	$	-
Community Development[3]	$	1,091,399	50%	100%		100.65	per person served	227	$	22,836
Natural Resources	$	-	100%	100%		-	per person served	227	$	-
Economic Development	$	-	100%	100%		-	per person served	227	$	-
Cemetery	$	28,760	50%	100%		2.65	per person served	227	$	602
Central Services	$	-	100%	100%		-	per person served	227	$	-
Police (Comparable Cities)		Comp. City	85%	100%		205.86	per person served	227	$	46,705
Fire (Comparable Cities)		Comp. City	93%	100%		257.57	per person served	227	$	58,436
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%		49.69	per person served	227	$	11,274
Public Works (Comparable Cities)		Comp. City	30%	100%		101.72	per person served	227	$	23,077
General Fund Total	$	2,526,165			$	863.44			$	195,893

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-3
Fiscal Impact Analysis
Land Use and Phasing 2020

Product Type	**Bulk Land Sale Value** *New Land Value per Unit* Value	No. Lots	**Unit Sale Value[1]** *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	44	$ -	$ 9,680,000	$ 9,680,000	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	59	$ 295,630	15	$ 7,164,311	$ 4,286,635	$ 11,450,946	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	14	$ -	$ 4,576,670	$ 4,576,670	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	24	$ -	$ 7,568,528	$ 7,568,528	
40x85 Alley	$ 145,000	9	$ 359,925	28	$ 1,305,000	$ 10,077,900	$ 11,382,900	
45x85 Alley	$ 155,000	11	$ 373,250	11	$ 1,705,000	$ 4,105,750	$ 5,810,750	
50x80 Alley	$ 165,000	8	$ 389,340	10	$ 1,320,000	$ 3,893,400	$ 5,213,400	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	63	$ 394,000	52	$ 10,395,000	$ 20,291,000	$ 30,686,000	
45x90 - 100	$ 175,000	2	$ 420,214	4	$ 350,000	$ 1,680,856	$ 2,030,856	
50x90 - 100	$ 185,000	78	$ 422,878	47	$ 14,430,000	$ 19,663,827	$ 34,093,827	
55x90 - 100	$ 195,000	10	$ 455,000	7	$ 1,950,000	$ 2,957,500	$ 4,907,500	
60x90 - 100	$ 205,000	37	$ 551,956	8	$ 7,585,000	$ 4,415,648	$ 12,000,648	
AA 45'	$ 191,757	15	$ 448,098	-	$ 2,876,355	$ -	$ 2,876,355	
AA 50'	$ 191,757	31	$ 492,106	-	$ 5,944,467	$ -	$ 5,944,467	
AA 60'	$ 191,757	14	$ 584,123	-	$ 2,684,598	$ -	$ 2,684,598	
AA Auto Court	$ 191,757	20	$ 405,151	-	$ 3,835,140	$ -	$ 3,835,140	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		357		262			154,742,585	**(A)**

Product Type	**Existing Developed Lots** *Existing Land Value per Unit* Value	No. Lots	**Existing Unit Value[1]** *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							130,038,609	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	-	$ 177	-	
Office Buildings	0%	-	$ 177	-	
	0%	-		-	**(C)**
From Prior Years					
Retail Buildings	0%	-			
Office Buildings	0%	-			
Total	0%	-		-	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	-		$ -	$ -	
Total Value for Raw Land	-			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E)	**$ 284,781,194**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-3
Fiscal Impact Analysis
Property Tax Calculations 2020

Total Project Assessed Valuation					**$ 284,781,194**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					532,720	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 532,720	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719	2,380	871		$ 2,073,831	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars					3,879.37	
City Tax Share-Rounded					$ 3,879	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					871	
Square Feet per Employee[4]	Square Footage					
Retail	-				1,246	
Office	-				434	
Employees						
Retail					-	
Office					-	
Total Employees					-	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					154,742,585	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					130,038,609	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-3, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 164,031,057	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 773,713	**(H)**
REET from Re-sale of Existing Property ***/ Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					46,442	**(I)**
Total Amount, Rounded					$ 820,155	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-3
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2020

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**							$ 176,056,514	**(A)**
Household Income @28.1%[1]						**(B) = (A)* 28.1%**	$ 49,471,880	**(B)**
Retail Taxable Sales @30%[2]						**(C) = (B)* 30%**	$ 14,841,564	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%						**(D) = (C)* 30%**	$ 4,452,469	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)						0.9500%	$ 42,298	
							$ 42,298	
Per Capita	Budget		Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000		140.18	100%	871		$ 122,141	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita	Budget		Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000		140.18	50%	-		$ -	
Total Project Indirect Sales and Use Tax to City							$ 42,298	
Project Direct Sales and Use Tax to City - Businesses				Taxable Sales Per Square Feet	Square Footage			
Taxable Sales								
Retail Buildings[4]				$ 300	-		-	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings				$ -	-		-	
Total Direct Taxable Sales					-		-	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)						0.9500%	$ -	
Total Project Direct Sales and Use Tax to City							$ -	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-3
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2020

Revenue Source		Revenues (2020)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2020	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	871	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	871	38,571
Telephone Tax	$	60,000	Y	100%	11.07	per person served	871	9,643
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	871	11,411
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	871	14,625
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	871	11,491
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	871	6,428
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	871	12,857
Gas Utility Tax	$	150	Y	100%	0.03	per person served	871	24
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	871	964
Licenses and Permits	$	-	Y	100%	-	per person served	871	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	871	24,010
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	871	193,264
Police Revenue	$	362,300	Y	100%	66.83	per person served	871	58,226
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	871	23,303
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	871	16,714
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	871	18,337
Total General Fund Revenue		2,737,000			504.84			439,869

[1]Per 2020 City Budget.

[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-3
Fiscal Impact Analysis
General Fund Cost Calculations 2020

Cost		Expenses (2020)1	LoS Adjustment	Efficiency Factor		Factor 2020	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)		(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%		1.45	per person served	871	$	1,266
Legislative-Council	$	22,341	50%	100%		2.06	per person served	871	$	1,795
Administration	$	581,476	50%	100%		53.63	per person served	871	$	46,725
City Clerk	$	-	100%	100%		-	per person served	871	$	-
Finance	$	-	100%	100%		-	per person served	871	$	-
Information Services	$	-	100%	100%		-	per person served	871	$	-
Facilities	$	127,370	100%	100%		23.49	per person served	871	$	20,470
Facilities-Operating Costs	$	-	100%	100%		-	per person served	871	$	-
Legal	$	295,000	50%	100%		27.21	per person served	871	$	23,705
Municipal Court	$	322,062	50%	100%		29.70	per person served	871	$	25,880
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%		7.75	per person served	871	$	6,750
Animal Control	$	-	100%	100%		-	per person served	871	$	-
Community Development[3]	$	1,091,399	50%	100%		100.65	per person served	871	$	87,700
Natural Resources	$	-	100%	100%		-	per person served	871	$	-
Economic Development	$	-	100%	100%		-	per person served	871	$	-
Cemetery	$	28,760	50%	100%		2.65	per person served	871	$	2,311
Central Services	$	-	100%	100%		-	per person served	871	$	-
Police (Comparable Cities)		Comp. City	85%	100%		205.86	per person served	871	$	179,369
Fire (Comparable Cities)		Comp. City	93%	100%		257.57	per person served	871	$	224,420
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%		49.69	per person served	871	$	43,297
Public Works (Comparable Cities)		Comp. City	30%	100%		101.72	per person served	871	$	88,626
General Fund Total	$	2,526,165			$	863.44			$	752,314

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-4
Fiscal Impact Analysis
Land Use and Phasing 2021

Product Type	**Bulk Land Sale Value** *New Land Value per Unit* Value	No. Lots	**Unit Sale Value[1]** *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	88	$ -	$ 19,360,000	$ 19,360,000	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	64	$ 295,630	48	$ 7,771,456	$ 14,042,425	$ 21,813,881	
Duplex/Duets/30x80 Alley	$ 139,038	14	$ 326,905	13	$ 1,946,532	$ 4,086,313	$ 6,032,845	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	30	$ 322,065	53	$ 4,050,000	$ 16,908,413	$ 20,958,413	
40x85 Alley	$ 145,000	8	$ 359,925	30	$ 1,160,000	$ 10,617,788	$ 11,777,788	
45x85 Alley	$ 155,000	5	$ 373,250	7	$ 775,000	$ 2,612,750	$ 3,387,750	
50x80 Alley	$ 165,000	20	$ 389,340	8	$ 3,300,000	$ 2,920,050	$ 6,220,050	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	97	$ 394,000	67	$ 16,005,000	$ 26,398,000	$ 42,403,000	
45x90 - 100	$ 175,000	19	$ 420,214	4	$ 3,325,000	$ 1,680,856	$ 5,005,856	
50x90 - 100	$ 185,000	10	$ 422,878	68	$ 1,850,000	$ 28,755,704	$ 30,605,704	
55x90 - 100	$ 195,000	-	$ 455,000	14	$ -	$ 6,370,000	$ 6,370,000	
60x90 - 100	$ 205,000	23	$ 551,956	17	$ 4,715,000	$ 9,383,252	$ 14,098,252	
AA 45'	$ 191,757	22	$ 448,098	8	$ 4,218,654	$ 3,360,735	$ 7,579,389	
AA 50'	$ 191,757	34	$ 492,106	16	$ 6,519,738	$ 7,627,643	$ 14,147,381	
AA 60'	$ 191,757	14	$ 584,123	7	$ 2,684,598	$ 4,088,861	$ 6,773,459	
AA Auto Court	$ 191,757	-	$ 405,151	10	$ -	$ 4,051,510	$ 4,051,510	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		360		455			220,585,277	**(A)**

Product Type	**Existing Developed Lots** *Existing Land Value per Unit* Value	No. Lots	**Existing Unit Value[1]** *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							287,629,006	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	#DIV/0!	-	$ 181	-	
Office Buildings	#DIV/0!	-	$ 181	-	
	#DIV/0!	-		-	**(C)**
From Prior Years					
Retail Buildings	0%	-			
Office Buildings	0%	-			
Total	0%	-		-	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	-		$ -	$ -	
Total Value for Raw Land	-			$ -	**(E)**
Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E)				**$ 508,214,282**	

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-4
Fiscal Impact Analysis
Property Tax Calculations 2021

Total Project Assessed Valuation					**$**	**508,214,282**	**(A)**
Property Tax							
City Share of Basic Tax[1]					$	1.87	**(B)**
City Tax Share						950,681	
City Tax Share-Rounded				**(C) = (A)*(B)**	$	950,681	**(C)**
Personal Property Tax	Current Year Assessed Value		Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$	1.87	
Personal Property Value[2]	$	12,388,719	2,380	1,973	$	4,695,217	
Total City Share of Property Taxes, Levy Rate				**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars						8,783.01	
City Tax Share-Rounded					$	8,783	
Residents per SF HH[3]						2.7000	
Residents per MF HH[3]						1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)						1,973	
Square Feet per Employee[4]	Square Footage						
Retail	-					1,246	
Office	-					434	
Employees							
Retail						-	
Office						-	
Total Employees						-	
Transfer Parameters							
Turnover Rate[5]							
Residential						7.14%	
Non-Residential						5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***						220,585,277	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***						287,629,006	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-4, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$	241,130,205	
Real Estate Excise Tax[6]							
REET Rate						0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$	1,102,926	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***						102,725	**(I)**
Total Amount, Rounded					$	1,205,651	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-4
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2021

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**						$	402,135,010	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$	112,999,938	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$	33,899,981	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$	10,169,994	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$	96,615	
						$	96,615	
Per Capita		Budget	Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$	760,000	140.18	100%	1,973	$	276,531	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita		Budget	Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$	760,000	140.18	50%	-	$	-	
Total Project Indirect Sales and Use Tax to City						$	96,615	
Project Direct Sales and Use Tax to City - Businesses				Taxable Sales Per Square Feet	Square Footage			
Taxable Sales								
Retail Buildings[4]			$	300	-		-	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings			$	-	-		-	
Total Direct Taxable Sales					-		-	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)					0.9500%	$	-	
Total Project Direct Sales and Use Tax to City						$	-	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-4
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2021

Revenue Source		Revenues (2021)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2021	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	1,973	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	1,973	87,326
Telephone Tax	$	60,000	Y	100%	11.07	per person served	1,973	21,831
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	1,973	25,834
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	1,973	33,111
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	1,973	26,016
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	1,973	14,554
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	1,973	29,109
Gas Utility Tax	$	150	Y	100%	0.03	per person served	1,973	55
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	1,973	2,183
Licenses and Permits	$	-	Y	100%	-	per person served	1,973	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	1,973	54,360
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	1,973	437,556
Police Revenue	$	362,300	Y	100%	66.83	per person served	1,973	131,825
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	1,973	52,759
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	1,973	37,841
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	1,973	41,516
Total General Fund Revenue		2,737,000			504.84			995,876

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-4
Fiscal Impact Analysis
General Fund Cost Calculations 2021

Cost		Expenses (2021)1	LoS Adjustment	Efficiency Factor		Factor 2021	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)		(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%		1.45	per person served	1,973	$	2,867
Legislative-Council	$	22,341	50%	100%		2.06	per person served	1,973	$	4,064
Administration	$	581,476	50%	100%		53.63	per person served	1,973	$	105,787
City Clerk	$	-	100%	100%		-	per person served	1,973	$	-
Finance	$	-	100%	100%		-	per person served	1,973	$	-
Information Services	$	-	100%	100%		-	per person served	1,973	$	-
Facilities	$	127,370	100%	100%		23.49	per person served	1,973	$	46,344
Facilities-Operating Costs	$	-	100%	100%		-	per person served	1,973	$	-
Legal	$	295,000	50%	100%		27.21	per person served	1,973	$	53,669
Municipal Court	$	322,062	50%	100%		29.70	per person served	1,973	$	58,592
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%		7.75	per person served	1,973	$	15,282
Animal Control	$	-	100%	100%		-	per person served	1,973	$	-
Community Development[3]	$	1,091,399	50%	100%		100.65	per person served	1,973	$	198,557
Natural Resources	$	-	100%	100%		-	per person served	1,973	$	-
Economic Development	$	-	100%	100%		-	per person served	1,973	$	-
Cemetery	$	28,760	50%	100%		2.65	per person served	1,973	$	5,232
Central Services	$	-	100%	100%		-	per person served	1,973	$	-
Police (Comparable Cities)		Comp. City	85%	100%		205.86	per person served	1,973	$	406,098
Fire (Comparable Cities)		Comp. City	93%	100%		257.57	per person served	1,973	$	508,094
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%		49.69	per person served	1,973	$	98,026
Public Works (Comparable Cities)		Comp. City	30%	100%		101.72	per person served	1,973	$	200,651
General Fund Total	$	2,526,165			$	863.44			$	1,703,263

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-5
Fiscal Impact Analysis
Land Use and Phasing 2022

Product Type	**Bulk Land Sale Value** *New Land Value per Unit* Value	No. Lots	**Unit Sale Value[1]** *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	44	$ -	$ 9,680,000	$ 9,680,000	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	61	$ 295,630	65	$ 7,407,169	$ 19,215,950	$ 26,623,119	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	7	$ -	$ 2,288,335	$ 2,288,335	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	45	$ -	$ 14,492,925	$ 14,492,925	
40x85 Alley	$ 145,000	-	$ 359,925	18	$ -	$ 6,478,650	$ 6,478,650	
45x85 Alley	$ 155,000	-	$ 373,250	6	$ -	$ 2,052,875	$ 2,052,875	
50x80 Alley	$ 165,000	-	$ 389,340	12	$ -	$ 4,477,410	$ 4,477,410	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	107	$ -	$ 42,158,000	$ 42,158,000	
45x90 - 100	$ 175,000	-	$ 420,214	11	$ -	$ 4,622,354	$ 4,622,354	
50x90 - 100	$ 185,000	-	$ 422,878	72	$ -	$ 30,235,777	$ 30,235,777	
55x90 - 100	$ 195,000	-	$ 455,000	10	$ -	$ 4,322,500	$ 4,322,500	
60x90 - 100	$ 205,000	-	$ 551,956	22	$ -	$ 12,143,032	$ 12,143,032	
AA 45'	$ 191,757	12	$ 448,098	19	$ 2,301,084	$ 8,289,813	$ 10,590,897	
AA 50'	$ 191,757	29	$ 492,106	33	$ 5,560,953	$ 15,993,445	$ 21,554,398	
AA 60'	$ 191,757	11	$ 584,123	14	$ 2,109,327	$ 8,177,722	$ 10,287,049	
AA Auto Court	$ 191,757	30	$ 405,151	10	$ 5,752,710	$ 4,051,510	$ 9,804,220	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		143		492			211,811,541	**(A)**

Product Type	**Existing Developed Lots** *Existing Land Value per Unit* Value	No. Lots	**Existing Unit Value[1]** *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							513,296,425	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	100%	83,350	$ 185	15,408,761	
Office Buildings	0%	-	$ 185	-	
	100%	83,350		15,408,761	**(C)**
From Prior Years					
Retail Buildings	#DIV/0!	-			
Office Buildings	#DIV/0!	-			
Total	#DIV/0!	-		-	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(2.96)		$ -	$ -	
Total Value for Raw Land	(2.96)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E)	**$ 740,516,727**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-5
Fiscal Impact Analysis
Property Tax Calculations 2022

Total Project Assessed Valuation					**$ 740,516,727**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					1,385,233	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 1,385,233	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719	2,380	3,202		$ 7,622,335	
Total City Share of Property Taxes, Levy Rate				**(D) = (B)**	1.87	**(D)**
City Tax Share, Dollars					14,258.57	
City Tax Share-Rounded					$ 14,259	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					3,202	
Square Feet per Employee[4]	Square Footage					
Retail	83,350				1,246	
Office	-				434	
Employees						
Retail					67	
Office					-	
Total Employees					67	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					227,220,302	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					513,296,425	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-5, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 263,884,332	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 1,136,102	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					183,320	**(I)**
Total Amount, Rounded					$ 1,319,422	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-5
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2022

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**							$ 670,009,584	**(A)**
Household Income @28.1%[1]						**(B) = (A)* 28.1%**	$ 188,272,693	**(B)**
Retail Taxable Sales @30%[2]						**(C) = (B)* 30%**	$ 56,481,808	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%						**(D) = (C)* 30%**	$ 16,944,542	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)						0.9500%	$ 160,973	
							$ 160,973	
Per Capita	Budget		Factor	Resident Factor		Units		
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000		140.18	100%		3,202	$ 448,928	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita	Budget		Factor	Employee Factor		Units		
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000		140.18	50%		33	$ 4,626	
Total Project Indirect Sales and Use Tax to City							$ 165,599	
Project Direct Sales and Use Tax to City - Businesses				Taxable Sales Per Square Feet	Square Footage			
Taxable Sales								
Retail Buildings[4]				$ 300	83,350		25,017,007	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings				$ -	-		-	
Total Direct Taxable Sales					83,350		25,017,007	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)						0.9500%	$ 237,662	
Total Project Direct Sales and Use Tax to City							$ 237,662	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-5
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2022

Revenue Source		Revenues (2022)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2022	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	3,236	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	3,236	143,247
Telephone Tax	$	60,000	Y	100%	11.07	per person served	3,236	35,812
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	3,236	42,377
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	3,236	54,315
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	3,236	42,676
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	3,236	23,875
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	3,236	47,749
Gas Utility Tax	$	150	Y	100%	0.03	per person served	3,236	90
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	3,236	3,581
Licenses and Permits	$	-	Y	100%	-	per person served	3,236	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	3,236	89,171
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	3,236	717,759
Police Revenue	$	362,300	Y	100%	66.83	per person served	3,236	216,244
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	3,236	86,545
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	3,236	62,074
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	3,236	68,102
Total General Fund Revenue		2,737,000			504.84			1,633,616

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-5
Fiscal Impact Analysis
General Fund Cost Calculations 2022

Cost	Expenses (2022)1	LoS Adjustment	Efficiency Factor	Factor 2022	Measure[2]	Equivalent Units	Cost
General Fund (Fund 001)	(a)	(b)	(c)	(d)		(e)	(f)=(e)*(d)
Executive-Mayor	$ 15,757	50%	100%	1.45	per person served	3,236	$ 4,702
Legislative-Council	$ 22,341	50%	100%	2.06	per person served	3,236	$ 6,667
Administration	$ 581,476	50%	100%	53.63	per person served	3,236	$ 173,531
City Clerk	$ -	100%	100%	-	per person served	3,236	$ -
Finance	$ -	100%	100%	-	per person served	3,236	$ -
Information Services	$ -	100%	100%	-	per person served	3,236	$ -
Facilities	$ 127,370	100%	100%	23.49	per person served	3,236	$ 76,023
Facilities-Operating Costs	$ -	100%	100%	-	per person served	3,236	$ -
Legal	$ 295,000	50%	100%	27.21	per person served	3,236	$ 88,037
Municipal Court	$ 322,062	50%	100%	29.70	per person served	3,236	$ 96,114
EMS/Recyl/Anim Cont/Mental Helath	$ 42,000	100%	100%	7.75	per person served	3,236	$ 25,068
Animal Control	$ -	100%	100%	-	per person served	3,236	$ -
Community Development[3]	$ 1,091,399	50%	100%	100.65	per person served	3,236	$ 325,708
Natural Resources	$ -	100%	100%	-	per person served	3,236	$ -
Economic Development	$ -	100%	100%	-	per person served	3,236	$ -
Cemetery	$ 28,760	50%	100%	2.65	per person served	3,236	$ 8,583
Central Services	$ -	100%	100%	-	per person served	3,236	$ -
Police (Comparable Cities)	Comp. City	85%	100%	205.86	per person served	3,236	$ 666,155
Fire (Comparable Cities)	Comp. City	93%	100%	257.57	per person served	3,236	$ 833,467
Parks & Recreation (Comparable Cities)	Comp. City	30%	100%	49.69	per person served	3,236	$ 160,800
Public Works (Comparable Cities)	Comp. City	30%	100%	101.72	per person served	3,236	$ 329,144
General Fund Total	$ 2,526,165			$ 863.44			$ 2,794,000

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-6
Fiscal Impact Analysis
Land Use and Phasing 2023

Product Type	**Bulk Land Sale Value** *New Land Value per Unit* Value	No. Lots	**Unit Sale Value[1]** *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	72	$ 295,630	63	$ 8,742,888	$ 18,476,875	$ 27,219,763	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	7	$ -	$ 2,288,335	$ 2,288,335	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	11	$ -	$ 3,542,715	$ 3,542,715	
40x85 Alley	$ 145,000	-	$ 359,925	3	$ -	$ 1,079,775	$ 1,079,775	
45x85 Alley	$ 155,000	-	$ 373,250	3	$ -	$ 933,125	$ 933,125	
50x80 Alley	$ 165,000	-	$ 389,340	10	$ -	$ 3,893,400	$ 3,893,400	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	49	$ 394,000	68	$ 8,085,000	$ 26,792,000	$ 34,877,000	
45x90 - 100	$ 175,000	8	$ 420,214	10	$ 1,400,000	$ 3,992,033	$ 5,392,033	
50x90 - 100	$ 185,000	48	$ 422,878	34	$ 8,880,000	$ 14,166,413	$ 23,046,413	
55x90 - 100	$ 195,000	1	$ 455,000	2	$ 195,000	$ 910,000	$ 1,105,000	
60x90 - 100	$ 205,000	-	$ 551,956	13	$ -	$ 7,175,428	$ 7,175,428	
AA 45'	$ 191,757	9	$ 448,098	17	$ 1,725,813	$ 7,617,666	$ 9,343,479	
AA 50'	$ 191,757	27	$ 492,106	32	$ 5,177,439	$ 15,501,339	$ 20,678,778	
AA 60'	$ 191,757	11	$ 584,123	13	$ 2,109,327	$ 7,301,538	$ 9,410,865	
AA Auto Court	$ 191,757	32	$ 405,151	15	$ 6,136,224	$ 6,077,265	$ 12,213,489	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		257		298			162,199,598	**(A)**

Product Type	**Existing Developed Lots** *Existing Land Value per Unit* Value	No. Lots	**Existing Unit Value[1]** *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							732,359,046	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	100%	83,350	$ 189	15,763,162	
Office Buildings	0%	-	$ 189	-	
	100%	83,350		15,763,162	**(C)**
From Prior Years					
Retail Buildings	100%	83,350			
Office Buildings	0%	-			
Total	100%	83,350		15,562,849	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(5.93)		$ -	$ -	
Total Value for Raw Land	(5.93)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E)	**$ 925,884,654**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-6
Fiscal Impact Analysis
Property Tax Calculations 2023

Total Project Assessed Valuation					**$ 925,884,654**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					1,731,988	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 1,731,988	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719	2,380	3,948		$ 9,396,802	
Total City Share of Property Taxes, Levy Rate				**(D) = (B)**	1.87	**(D)**
City Tax Share, Dollars					17,577.94	
City Tax Share-Rounded					$ 17,578	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					3,948	
Square Feet per Employee[4]	Square Footage					
Retail	166,700				1,246	
Office	-				434	
Employees						
Retail					134	
Office					-	
Total Employees					134	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					177,962,760	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					747,921,894	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-6, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 231,052,263	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 889,814	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					265,448	**(I)**
Total Amount, Rounded					$ 1,155,261	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-6
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2023

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**						$	845,686,197	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$	237,637,821	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$	71,291,346	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$	21,387,404	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$	203,180	
						$	203,180	
Per Capita		Budget	Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$	760,000	140.18	100%	3,948	$	553,437	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita		Budget	Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$	760,000	140.18	50%	67	$	9,392	
Total Project Indirect Sales and Use Tax to City						$	212,573	
Project Direct Sales and Use Tax to City - Businesses				Taxable Sales Per Square Feet	Square Footage			
Taxable Sales								
Retail Buildings[4]			$	300	166,700		50,034,014	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings			$	-	-		-	
Total Direct Taxable Sales					166,700		50,034,014	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)					0.9500%	$	475,323	
Total Project Direct Sales and Use Tax to City						$	475,323	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-6
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2023

Revenue Source		Revenues (2023)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2023	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	4,015	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	4,015	177,731
Telephone Tax	$	60,000	Y	100%	11.07	per person served	4,015	44,433
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	4,015	52,579
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	4,015	67,390
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	4,015	52,949
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	4,015	29,622
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	4,015	59,244
Gas Utility Tax	$	150	Y	100%	0.03	per person served	4,015	111
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	4,015	4,443
Licenses and Permits	$	-	Y	100%	-	per person served	4,015	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	4,015	110,638
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	4,015	890,543
Police Revenue	$	362,300	Y	100%	66.83	per person served	4,015	268,300
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	4,015	107,379
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	4,015	77,017
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	4,015	84,496
Total General Fund Revenue		2,737,000			504.84			2,026,874

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-6
Fiscal Impact Analysis
General Fund Cost Calculations 2023

Cost	Expenses (2023)1	LoS Adjustment	Efficiency Factor	Factor 2023	Measure[2]	Equivalent Units	Cost
General Fund (Fund 001)	(a)	(b)	(c)	(d)		(e)	(f)=(e)*(d)
Executive-Mayor	$ 15,757	50%	100%	1.45	per person served	4,015	$ 5,834
Legislative-Council	$ 22,341	50%	100%	2.06	per person served	4,015	$ 8,272
Administration	$ 581,476	50%	100%	53.63	per person served	4,015	$ 215,305
City Clerk	$ -	100%	100%	-	per person served	4,015	$ -
Finance	$ -	100%	100%	-	per person served	4,015	$ -
Information Services	$ -	100%	100%	-	per person served	4,015	$ -
Facilities	$ 127,370	100%	100%	23.49	per person served	4,015	$ 94,323
Facilities-Operating Costs	$ -	100%	100%	-	per person served	4,015	$ -
Legal	$ 295,000	50%	100%	27.21	per person served	4,015	$ 109,231
Municipal Court	$ 322,062	50%	100%	29.70	per person served	4,015	$ 119,251
EMS/Recyl/Anim Cont/Mental Helath	$ 42,000	100%	100%	7.75	per person served	4,015	$ 31,103
Animal Control	$ -	100%	100%	-	per person served	4,015	$ -
Community Development[3]	$ 1,091,399	50%	100%	100.65	per person served	4,015	$ 404,115
Natural Resources	$ -	100%	100%	-	per person served	4,015	$ -
Economic Development	$ -	100%	100%	-	per person served	4,015	$ -
Cemetery	$ 28,760	50%	100%	2.65	per person served	4,015	$ 10,649
Central Services	$ -	100%	100%	-	per person served	4,015	$ -
Police (Comparable Cities)	Comp. City	85%	100%	205.86	per person served	4,015	$ 826,518
Fire (Comparable Cities)	Comp. City	93%	100%	257.57	per person served	4,015	$ 1,034,106
Parks & Recreation (Comparable Cities)	Comp. City	30%	100%	49.69	per person served	4,015	$ 199,509
Public Works (Comparable Cities)	Comp. City	30%	100%	101.72	per person served	4,015	$ 408,379
General Fund Total	$ 2,526,165			$ 863.44			$ 3,466,594

[1] Per 2020 City Budget.
[2] Based on total population and 50% employment
[3] Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-7
Fiscal Impact Analysis
Land Use and Phasing 2024

Product Type	**Bulk Land Sale Value** *New Land Value per Unit* Value	No. Lots	**Unit Sale Value[1]** *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	51	$ -	$ 14,929,315	$ 14,929,315	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	14	$ -	$ 5,516,000	$ 5,516,000	
45x90 - 100	$ 175,000	-	$ 420,214	2	$ -	$ 840,428	$ 840,428	
50x90 - 100	$ 185,000	-	$ 422,878	14	$ -	$ 5,708,853	$ 5,708,853	
55x90 - 100	$ 195,000	-	$ 455,000	1	$ -	$ 227,500	$ 227,500	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	11	$ -	$ 4,705,029	$ 4,705,029	
AA 50'	$ 191,757	-	$ 492,106	28	$ -	$ 13,778,968	$ 13,778,968	
AA 60'	$ 191,757	-	$ 584,123	11	$ -	$ 6,425,353	$ 6,425,353	
AA Auto Court	$ 191,757	-	$ 405,151	31	$ -	$ 12,559,681	$ 12,559,681	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		161			64,691,127	**(A)**

Product Type	**Existing Developed Lots** *Existing Land Value per Unit* Value	No. Lots	**Existing Unit Value[1]** *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							***(h)=(prior yrs)*1.01***	
From Prior Years								
Total							903,504,229	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	100%	78,850	$ 193	15,255,101	
Office Buildings	0%	-	$ 193	-	
	100%	78,850		15,255,101	**(C)**
From Prior Years					
Retail Buildings	100%	166,700			
Office Buildings	0%	-			
Total	100%	166,700		31,639,271	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(8.56)		$ -	$ -	
Total Value for Raw Land	(8.56)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 1,015,089,728**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-7
Fiscal Impact Analysis
Property Tax Calculations 2024

Total Project Assessed Valuation					**$**	**1,015,089,728**	**(A)**
Property Tax							
City Share of Basic Tax[1]					$	1.87	**(B)**
City Tax Share						1,898,857	
City Tax Share-Rounded				**(C) = (A)*(B)**	$	1,898,857	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents				
City Share of Basic Tax - New Construction[1]					$	1.87	
Personal Property Value[2]	$ 12,388,719	2,380	4,340		$	10,329,288	
Total City Share of Property Taxes, Levy Rate				**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars						19,322.28	
City Tax Share-Rounded					$	19,322	
Residents per SF HH[3]						2.7000	
Residents per MF HH[3]						1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)						4,340	
Square Feet per Employee[4]	Square Footage						
Retail	245,550					1,246	
Office	-					434	
Employees							
Retail						197	
Office						-	
Total Employees						197	
Transfer Parameters							
Turnover Rate[5]							
Residential						7.14%	
Non-Residential						5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***						79,946,228	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***						935,143,501	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-7, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$	146,064,208	
Real Estate Excise Tax[6]							
REET Rate						0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$	399,731	**(H)**
REET from Re-sale of Existing Property ***/ Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***						330,590	**(I)**
Total Amount, Rounded					$	730,321	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-7
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2024

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**							$ 945,657,789	**(A)**
Household Income @28.1%[1]						**(B) = (A)* 28.1%**	$ 265,729,839	**(B)**
Retail Taxable Sales @30%[2]						**(C) = (B)* 30%**	$ 79,718,952	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%						**(D) = (C)* 30%**	$ 23,915,685	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)						0.9500%	$ 227,199	
							$ 227,199	
Per Capita	Budget	Factor	Resident Factor	Units				
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%	4,340			$ 608,357	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita	Budget	Factor	Employee Factor	Units				
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%	99			$ 13,878	
Total Project Indirect Sales and Use Tax to City							$ 241,077	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet		Square Footage			
Taxable Sales								
Retail Buildings[4]			$ 300		245,550		73,700,373	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings			$ -		-		-	
Total Direct Taxable Sales					245,550		73,700,373	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)						0.9500%	$ 700,154	
Total Project Direct Sales and Use Tax to City							$ 700,154	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-7
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2024

Revenue Source		Revenues (2024)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2024	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	4,438.29	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	4,438	196,475
Telephone Tax	$	60,000	Y	100%	11.07	per person served	4,438	49,119
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	4,438	58,124
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	4,438	74,497
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	4,438	58,533
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	4,438	32,746
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	4,438	65,492
Gas Utility Tax	$	150	Y	100%	0.03	per person served	4,438	123
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	4,438	4,912
Licenses and Permits	$	-	Y	100%	-	per person served	4,438	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	4,438	122,306
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	4,438	984,462
Police Revenue	$	362,300	Y	100%	66.83	per person served	4,438	296,595
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	4,438	118,704
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	4,438	85,139
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	4,438	93,407
Total General Fund Revenue		2,737,000			504.84			2,240,632

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-7
Fiscal Impact Analysis
General Fund Cost Calculations 2024

Cost		Expenses (2024)1	LoS Adjustment	Efficiency Factor		Factor 2024	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)		(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%		1.45	per person served	4,438	$	6,450
Legislative-Council	$	22,341	50%	100%		2.06	per person served	4,438	$	9,145
Administration	$	581,476	50%	100%		53.63	per person served	4,438	$	238,011
City Clerk	$	-	100%	100%		-	per person served	4,438	$	-
Finance	$	-	100%	100%		-	per person served	4,438	$	-
Information Services	$	-	100%	100%		-	per person served	4,438	$	-
Facilities	$	127,370	100%	100%		23.49	per person served	4,438	$	104,271
Facilities-Operating Costs	$	-	100%	100%		-	per person served	4,438	$	-
Legal	$	295,000	50%	100%		27.21	per person served	4,438	$	120,750
Municipal Court	$	322,062	50%	100%		29.70	per person served	4,438	$	131,827
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%		7.75	per person served	4,438	$	34,383
Animal Control	$	-	100%	100%		-	per person served	4,438	$	-
Community Development[3]	$	1,091,399	50%	100%		100.65	per person served	4,438	$	446,734
Natural Resources	$	-	100%	100%		-	per person served	4,438	$	-
Economic Development	$	-	100%	100%		-	per person served	4,438	$	-
Cemetery	$	28,760	50%	100%		2.65	per person served	4,438	$	11,772
Central Services	$	-	100%	100%		-	per person served	4,438	$	-
Police (Comparable Cities)		Comp. City	85%	100%		205.86	per person served	4,438	$	913,684
Fire (Comparable Cities)		Comp. City	93%	100%		257.57	per person served	4,438	$	1,143,165
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%		49.69	per person served	4,438	$	220,549
Public Works (Comparable Cities)		Comp. City	30%	100%		101.72	per person served	4,438	$	451,447
General Fund Total	$	2,526,165			$	863.44			$	3,832,189

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-8
Fiscal Impact Analysis
Land Use and Phasing 2025

Product Type	Bulk Land Sale Value *New Land Value per Unit* Value	No. Lots	Unit Sale Value[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
	(a)	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
<u>Residential</u>								
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	36	$ -	$ 10,642,680	$ 10,642,680	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	25	$ -	$ 9,653,000	$ 9,653,000	
45x90 - 100	$ 175,000	-	$ 420,214	4	$ -	$ 1,680,856	$ 1,680,856	
50x90 - 100	$ 185,000	-	$ 422,878	24	$ -	$ 10,149,072	$ 10,149,072	
55x90 - 100	$ 195,000	-	$ 455,000	1	$ -	$ 227,500	$ 227,500	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	5	$ -	$ 2,016,441	$ 2,016,441	
AA 50'	$ 191,757	-	$ 492,106	14	$ -	$ 6,643,431	$ 6,643,431	
AA 60'	$ 191,757	-	$ 584,123	6	$ -	$ 3,212,677	$ 3,212,677	
AA Auto Court	$ 191,757	-	$ 405,151	16	$ -	$ 6,482,416	$ 6,482,416	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		129			50,708,073	**(A)**

Product Type	Existing Developed Lots *Existing Land Value per Unit* Value	No. Lots	Existing Unit Value[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
<u>Residential</u>							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							977,877,310	**(B)**

<u>Non-Residential</u>	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	74,850	$ 198	14,814,289	
Office Buildings	0%	-	$ 198	-	
	0%	74,850		14,814,289	**(C)**
From Prior Years					
Retail Buildings	100%	245,550			
Office Buildings	0%	-			
Total	100%	245,550		47,363,315	**(D)**

<u>Raw Land</u>	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(10.88)		$ -	$ -	
Total Value for Raw Land	(10.88)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 1,090,762,987**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-8
Fiscal Impact Analysis
Property Tax Calculations 2025

Total Project Assessed Valuation				**$**	**1,090,762,987**	**(A)**
Property Tax						
City Share of Basic Tax[1]				$	1.87	**(B)**
City Tax Share					2,040,414	
City Tax Share-Rounded			**(C) = (A)*(B)**	$	2,040,414	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]				$	1.87	
Personal Property Value[2]	$ 12,388,719	2,380	4,656	$	11,082,251	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars					20,730.79	
City Tax Share-Rounded				$	20,731	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					4,656	
Square Feet per Employee[4]	Square Footage					
Retail	320,400				1,246	
Office	-				434	
Employees						
Retail					257	
Office					-	
Total Employees					257	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					65,522,362	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					1,025,240,625	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-8, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***				$	137,738,907	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction			**(H) = (E)*(G)**	$	327,612	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					361,083	**(I)**
Total Amount, Rounded				$	688,695	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-8
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2025

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**							$ 1,027,048,285	**(A)**
Household Income @28.1%[1]						**(B) = (A)* 28.1%**	$ 288,600,568	**(B)**
Retail Taxable Sales @30%[2]						**(C) = (B)* 30%**	$ 86,580,170	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%						**(D) = (C)* 30%**	$ 25,974,051	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)						0.9500%	$ 246,753	
							$ 246,753	
Per Capita	Budget		Factor	Resident Factor		Units		
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000		140.18	100%		4,656	$ 652,704	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita	Budget		Factor	Employee Factor		Units		
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000		140.18	50%		129	$ 18,084	
Total Project Indirect Sales and Use Tax to City							$ 264,837	
Project Direct Sales and Use Tax to City - Businesses				Taxable Sales Per Square Feet	Square Footage			
Taxable Sales								
Retail Buildings[4]				$ 300	320,400		96,166,155	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings				$ -	-		-	
Total Direct Taxable Sales					320,400		96,166,155	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)						0.9500%	$ 913,578	
Total Project Direct Sales and Use Tax to City							$ 913,578	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-8
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2025

Revenue Source		Revenues (2025)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2025	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	4,785	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	4,785	211,809
Telephone Tax	$	60,000	Y	100%	11.07	per person served	4,785	52,952
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	4,785	62,660
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	4,785	80,311
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	4,785	63,101
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	4,785	35,301
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	4,785	70,603
Gas Utility Tax	$	150	Y	100%	0.03	per person served	4,785	132
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	4,785	5,295
Licenses and Permits	$	-	Y	100%	-	per person served	4,785	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	4,785	131,851
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	4,785	1,061,294
Police Revenue	$	362,300	Y	100%	66.83	per person served	4,785	319,743
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	4,785	127,968
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	4,785	91,784
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	4,785	100,697
Total General Fund Revenue		2,737,000			504.84			2,415,502

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-8
Fiscal Impact Analysis
General Fund Cost Calculations 2025

Cost		Expenses (2025)1	LoS Adjustment	Efficiency Factor		Factor 2025	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)		(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%		1.45	per person served	4,785	$	6,953
Legislative-Council	$	22,341	50%	100%		2.06	per person served	4,785	$	9,858
Administration	$	581,476	50%	100%		53.63	per person served	4,785	$	256,587
City Clerk	$	-	100%	100%		-	per person served	4,785	$	-
Finance	$	-	100%	100%		-	per person served	4,785	$	-
Information Services	$	-	100%	100%		-	per person served	4,785	$	-
Facilities	$	127,370	100%	100%		23.49	per person served	4,785	$	112,409
Facilities-Operating Costs	$	-	100%	100%		-	per person served	4,785	$	-
Legal	$	295,000	50%	100%		27.21	per person served	4,785	$	130,174
Municipal Court	$	322,062	50%	100%		29.70	per person served	4,785	$	142,116
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%		7.75	per person served	4,785	$	37,067
Animal Control	$	-	100%	100%		-	per person served	4,785	$	-
Community Development[3]	$	1,091,399	50%	100%		100.65	per person served	4,785	$	481,600
Natural Resources	$	-	100%	100%		-	per person served	4,785	$	-
Economic Development	$	-	100%	100%		-	per person served	4,785	$	-
Cemetery	$	28,760	50%	100%		2.65	per person served	4,785	$	12,691
Central Services	$	-	100%	100%		-	per person served	4,785	$	-
Police (Comparable Cities)		Comp. City	85%	100%		205.86	per person served	4,785	$	984,992
Fire (Comparable Cities)		Comp. City	93%	100%		257.57	per person served	4,785	$	1,232,383
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%		49.69	per person served	4,785	$	237,762
Public Works (Comparable Cities)		Comp. City	30%	100%		101.72	per person served	4,785	$	486,680
General Fund Total	$	2,526,165			$	863.44			$	4,131,272

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-9
Fiscal Impact Analysis
Land Use and Phasing 2026

Product Type	Bulk Land Sale Value *New Land Value per Unit* Value	No. Lots	Unit Sale Value[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	16	$ -	$ 4,730,080	$ 4,730,080	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	11	$ -	$ 4,137,000	$ 4,137,000	
45x90 - 100	$ 175,000	-	$ 420,214	2	$ -	$ 840,428	$ 840,428	
50x90 - 100	$ 185,000	-	$ 422,878	11	$ -	$ 4,440,219	$ 4,440,219	
55x90 - 100	$ 195,000	-	$ 455,000	-	$ -	$ -	$ -	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	-	$ -	$ -	$ -	
AA 50'	$ 191,757	-	$ 492,106	-	$ -	$ -	$ -	
AA 60'	$ 191,757	-	$ 584,123	-	$ -	$ -	$ -	
AA Auto Court	$ 191,757	-	$ 405,151	-	$ -	$ -	$ -	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		39			14,147,727	**(A)**

Product Type	Existing Developed Lots *Existing Land Value per Unit* Value	No. Lots	Existing Unit Value[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							1,038,871,236	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	-	$ 202	-	
Office Buildings	0%	61,264	$ 202	12,404,235	
	0%	61,264		12,404,235	**(C)**
From Prior Years					
Retail Buildings	100%	320,400			
Office Buildings	0%	-			
Total	100%	320,400		62,799,381	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(14.26)		$ -	$ -	
Total Value for Raw Land	(14.26)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 1,128,222,579**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-9
Fiscal Impact Analysis
Property Tax Calculations 2026

Total Project Assessed Valuation					**$ 1,128,222,579**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					2,110,487	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 2,110,487	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719	2,380	4,748		$ 11,300,511	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars					21,139.08	
City Tax Share-Rounded					$ 21,139	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					4,748	
Square Feet per Employee[4]	Square Footage					
Retail	320,400				1,246	
Office	61,264				434	
Employees						
Retail					257	
Office					141	
Total Employees					398	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					26,551,962	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					1,101,670,617	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-9, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 103,897,020	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 132,760	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					386,725	**(I)**
Total Amount, Rounded					$ 519,485	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-9
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2026

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1E**						$	1,057,434,359	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$	297,139,055	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$	89,141,716	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$	26,742,515	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$	254,054	
						$	254,054	
Per Capita	Budget	Factor	Resident Factor	Units				
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%	4,748		$	665,559	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita	Budget	Factor	Employee Factor	Units				
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%	199		$	27,896	
Total Project Indirect Sales and Use Tax to City						$	281,950	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet	Square Footage				
Taxable Sales								
Retail Buildings[4]			$ 300	320,400			96,166,155	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings			$ -	61,264			-	
Total Direct Taxable Sales				381,664			96,166,155	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)					0.9500%	$	913,578	
Total Project Direct Sales and Use Tax to City						$	913,578	

[1]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.

[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West

[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.

[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-9
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2026

Revenue Source		Revenues (2026)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2026	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	4,947	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	4,947	218,993
Telephone Tax	$	60,000	Y	100%	11.07	per person served	4,947	54,748
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	4,947	64,785
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	4,947	83,035
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	4,947	65,242
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	4,947	36,499
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	4,947	72,998
Gas Utility Tax	$	150	Y	100%	0.03	per person served	4,947	137
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	4,947	5,475
Licenses and Permits	$	-	Y	100%	-	per person served	4,947	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	4,947	136,323
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	4,947	1,097,290
Police Revenue	$	362,300	Y	100%	66.83	per person served	4,947	330,588
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	4,947	132,308
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	4,947	94,897
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	4,947	104,113
Total General Fund Revenue		2,737,000			504.84			2,497,428

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-9
Fiscal Impact Analysis
General Fund Cost Calculations 2026

Cost	Expenses (2026)1	LoS Adjustment	Efficiency Factor	Factor 2026	Measure[2]	Equivalent Units	Cost
General Fund (Fund 001)	(a)	(b)	(c)	(d)		(e)	(f)=(e)*(d)
Executive-Mayor	$ 15,757	50%	100%	1.45	per person served	4,947	$ 7,189
Legislative-Council	$ 22,341	50%	100%	2.06	per person served	4,947	$ 10,193
Administration	$ 581,476	50%	100%	53.63	per person served	4,947	$ 265,289
City Clerk	$ -	100%	100%	-	per person served	4,947	$ -
Finance	$ -	100%	100%	-	per person served	4,947	$ -
Information Services	$ -	100%	100%	-	per person served	4,947	$ -
Facilities	$ 127,370	100%	100%	23.49	per person served	4,947	$ 116,221
Facilities-Operating Costs	$ -	100%	100%	-	per person served	4,947	$ -
Legal	$ 295,000	50%	100%	27.21	per person served	4,947	$ 134,589
Municipal Court	$ 322,062	50%	100%	29.70	per person served	4,947	$ 146,936
EMS/Recyl/Anim Cont/Mental Helath	$ 42,000	100%	100%	7.75	per person served	4,947	$ 38,324
Animal Control	$ -	100%	100%	-	per person served	4,947	$ -
Community Development[3]	$ 1,091,399	50%	100%	100.65	per person served	4,947	$ 497,934
Natural Resources	$ -	100%	100%	-	per person served	4,947	$ -
Economic Development	$ -	100%	100%	-	per person served	4,947	$ -
Cemetery	$ 28,760	50%	100%	2.65	per person served	4,947	$ 13,121
Central Services	$ -	100%	100%	-	per person served	4,947	$ -
Police (Comparable Cities)	Comp. City	85%	100%	205.86	per person served	4,947	$ 1,018,400
Fire (Comparable Cities)	Comp. City	93%	100%	257.57	per person served	4,947	$ 1,274,182
Parks & Recreation (Comparable Cities)	Comp. City	30%	100%	49.69	per person served	4,947	$ 245,826
Public Works (Comparable Cities)	Comp. City	30%	100%	101.72	per person served	4,947	$ 503,187
General Fund Total	$ 2,526,165			$ 863.44			$ 4,271,391

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-10
Fiscal Impact Analysis
Land Use and Phasing 2027

Product Type	Bulk Land Sale Value *New Land Value per Unit* Value	No. Lots	Unit Sale Value[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	-	$ -	$ -	$ -	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	-	$ -	$ -	$ -	
45x90 - 100	$ 175,000	-	$ 420,214	-	$ -	$ -	$ -	
50x90 - 100	$ 185,000	-	$ 422,878	-	$ -	$ -	$ -	
55x90 - 100	$ 195,000	-	$ 455,000	-	$ -	$ -	$ -	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	-	$ -	$ -	$ -	
AA 50'	$ 191,757	-	$ 492,106	-	$ -	$ -	$ -	
AA 60'	$ 191,757	-	$ 584,123	-	$ -	$ -	$ -	
AA Auto Court	$ 191,757	-	$ 405,151	-	$ -	$ -	$ -	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		-			-	**(A)**

Product Type	Existing Developed Lots *Existing Land Value per Unit* Value	No. Lots	Existing Unit Value[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							1,063,549,153	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	63,333	$ 207	13,118,151	
Office Buildings	0%	-	$ 207	-	
	0%	63,333		13,118,151	**(C)**
From Prior Years					
Retail Buildings	84%	320,400			
Office Buildings	16%	61,264			
Total	100%	381,664		75,955,652	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(14.26)		$ -	$ -	
Total Value for Raw Land	(14.26)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 1,152,622,956**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-10
Fiscal Impact Analysis
Property Tax Calculations 2027

Total Project Assessed Valuation					**$ 1,152,622,956**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					2,156,131	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 2,156,131	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719	2,380	4,748		$ 11,300,511	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars					21,139.08	
City Tax Share-Rounded					$ 21,139	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					4,748	
Square Feet per Employee[4]	Square Footage					
Retail	383,733				1,246	
Office	61,264				434	
Employees						
Retail					308	
Office					141	
Total Employees					449	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					13,118,151	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					1,139,504,805	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-10, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 92,883,730	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 65,591	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					398,828	**(I)**
Total Amount, Rounded					$ 464,419	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-10
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2027

Description						Amount	
Residential							
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**						$ 1,068,008,702	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$ 300,110,445	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$ 90,033,134	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$ 27,009,940	**(D)**
Project Indirect Sales and Use Tax to City - New Residents							
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)							
Assessed Valuation Percentage							
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$ 256,594	
						$ 256,594	
Per Capita	Budget	Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%	4,748		$ 665,559	
Project Indirect Sales and Use Tax to City - New Employees							
Per Capita	Budget	Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%	225		$ 31,541	
Total Project Indirect Sales and Use Tax to City						$ 288,136	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet	Square Footage			
Taxable Sales							
Retail Buildings[4]			$ 300	383,733		115,175,279	
Grocery							
Retail Pad Buildings							
Drug Store							
Main Street Retail							
Office Buildings			$ -	61,264		-	
Total Direct Taxable Sales				444,997		115,175,279	
Project Direct Sales and Use Tax to City							
Sales Tax (@0.9500% of taxable sales)					0.9500%	$ 1,094,165	
Total Project Direct Sales and Use Tax to City						$ 1,094,165	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-10
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2027

Revenue Source		Revenues (2027)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2027	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	4,972	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	4,972	220,118
Telephone Tax	$	60,000	Y	100%	11.07	per person served	4,972	55,029
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	4,972	65,118
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	4,972	83,461
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	4,972	65,577
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	4,972	36,686
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	4,972	73,373
Gas Utility Tax	$	150	Y	100%	0.03	per person served	4,972	138
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	4,972	5,503
Licenses and Permits	$	-	Y	100%	-	per person served	4,972	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	4,972	137,023
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	4,972	1,102,927
Police Revenue	$	362,300	Y	100%	66.83	per person served	4,972	332,286
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	4,972	132,988
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	4,972	95,384
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	4,972	104,648
Total General Fund Revenue		2,737,000			504.84			2,510,259

[1]Per 2020 City Budget.

[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-10
Fiscal Impact Analysis
General Fund Cost Calculations 2027

Cost		Expenses (2027)1	LoS Adjustment	Efficiency Factor	Factor 2027	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)	(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%	1.45	per person served	4,972	$	7,226
Legislative-Council	$	22,341	50%	100%	2.06	per person served	4,972	$	10,245
Administration	$	581,476	50%	100%	53.63	per person served	4,972	$	266,652
City Clerk	$	-	100%	100%	-	per person served	4,972	$	-
Finance	$	-	100%	100%	-	per person served	4,972	$	-
Information Services	$	-	100%	100%	-	per person served	4,972	$	-
Facilities	$	127,370	100%	100%	23.49	per person served	4,972	$	116,818
Facilities-Operating Costs	$	-	100%	100%	-	per person served	4,972	$	-
Legal	$	295,000	50%	100%	27.21	per person served	4,972	$	135,281
Municipal Court	$	322,062	50%	100%	29.70	per person served	4,972	$	147,691
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%	7.75	per person served	4,972	$	38,521
Animal Control	$	-	100%	100%	-	per person served	4,972	$	-
Community Development[3]	$	1,091,399	50%	100%	100.65	per person served	4,972	$	500,492
Natural Resources	$	-	100%	100%	-	per person served	4,972	$	-
Economic Development	$	-	100%	100%	-	per person served	4,972	$	-
Cemetery	$	28,760	50%	100%	2.65	per person served	4,972	$	13,189
Central Services	$	-	100%	100%	-	per person served	4,972	$	-
Police (Comparable Cities)		Comp. City	85%	100%	205.86	per person served	4,972	$	1,023,632
Fire (Comparable Cities)		Comp. City	93%	100%	257.57	per person served	4,972	$	1,280,728
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%	49.69	per person served	4,972	$	247,089
Public Works (Comparable Cities)		Comp. City	30%	100%	101.72	per person served	4,972	$	505,772
General Fund Total	$	2,526,165			$ 863.44			$	4,293,335

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-11
Fiscal Impact Analysis
Land Use and Phasing 2028

Product Type	Bulk Land Sale Value *New Land Value per Unit* Value	No. Lots	Unit Sale Value[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	-	$ -	$ -	$ -	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	-	$ -	$ -	$ -	
45x90 - 100	$ 175,000	-	$ 420,214	-	$ -	$ -	$ -	
50x90 - 100	$ 185,000	-	$ 422,878	-	$ -	$ -	$ -	
55x90 - 100	$ 195,000	-	$ 455,000	-	$ -	$ -	$ -	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	-	$ -	$ -	$ -	
AA 50'	$ 191,757	-	$ 492,106	-	$ -	$ -	$ -	
AA 60'	$ 191,757	-	$ 584,123	-	$ -	$ -	$ -	
AA Auto Court	$ 191,757	-	$ 405,151	-	$ -	$ -	$ -	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		-			-	**(A)**

Product Type	Existing Developed Lots *Existing Land Value per Unit* Value	No. Lots	Existing Unit Value[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							1,074,184,644	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	63,333	$ 212	13,419,869	
Office Buildings	0%	66,667	$ 212	14,126,177	
	0%	130,000		27,546,046	**(C)**
From Prior Years					
Retail Buildings	86%	383,733			
Office Buildings	14%	61,264			
Total	100%	444,997		89,964,541	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(14.26)		$ -	$ -	
Total Value for Raw Land	(14.26)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 1,191,695,232**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-11
Fiscal Impact Analysis
Property Tax Calculations 2028

Total Project Assessed Valuation					**$ 1,191,695,232**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					2,229,221	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 2,229,221	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719	2,380	4,748		$ 11,300,511	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars					21,139.08	
City Tax Share-Rounded					$ 21,139	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					4,748	
Square Feet per Employee[4]	Square Footage					
Retail	447,067				1,246	
Office	127,931				434	
Employees						
Retail					359	
Office					295	
Total Employees					654	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					27,546,046	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					1,164,149,186	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-10, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 108,771,748	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 137,730	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					406,129	**(I)**
Total Amount, Rounded					$ 543,859	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-11
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2028

Description						Amount	
Residential							
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**						$ 1,078,688,789	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$ 303,111,550	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$ 90,933,465	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$ 27,280,039	**(D)**
Project Indirect Sales and Use Tax to City - New Residents							
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)							
Assessed Valuation Percentage							
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$ 259,160	
						$ 259,160	
Per Capita	Budget	Factor	Resident Factor		Units		
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%		4,748	$ 665,559	
Project Indirect Sales and Use Tax to City - New Employees							
Per Capita	Budget	Factor	Employee Factor		Units		
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%		327	$ 45,840	
Total Project Indirect Sales and Use Tax to City						$ 305,000	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet	Square Footage			
Taxable Sales							
Retail Buildings[4]			$ 300	447,067		134,184,402	
Grocery							
Retail Pad Buildings							
Drug Store							
Main Street Retail							
Office Buildings			$ -	127,931		-	
Total Direct Taxable Sales				574,997		134,184,402	
Project Direct Sales and Use Tax to City							
Sales Tax (@0.9500% of taxable sales)					0.9500%	$ 1,274,752	
Total Project Direct Sales and Use Tax to City						$ 1,274,752	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-11
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2028

Revenue Source		Revenues (2028)1	Recurring Revenue	Percentage Rev Applied	Factor 2028	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	5,074.59	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	5,075	224,643
Telephone Tax	$	60,000	Y	100%	11.07	per person served	5,075	56,161
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	5,075	66,457
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	5,075	85,177
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	5,075	66,925
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	5,075	37,440
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	5,075	74,881
Gas Utility Tax	$	150	Y	100%	0.03	per person served	5,075	140
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	5,075	5,616
Licenses and Permits	$	-	Y	100%	-	per person served	5,075	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	5,075	139,840
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	5,075	1,125,601
Police Revenue	$	362,300	Y	100%	66.83	per person served	5,075	339,117
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	5,075	135,722
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	5,075	97,345
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	5,075	106,799
Total General Fund Revenue		2,737,000			504.84			2,561,863

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-11
Fiscal Impact Analysis
General Fund Cost Calculations 2028

Cost		Expenses (2028)1	LoS Adjustment	Efficiency Factor		Factor 2028	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)		(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%		1.45	per person served	5,075	$	7,374
Legislative-Council	$	22,341	50%	100%		2.06	per person served	5,075	$	10,456
Administration	$	581,476	50%	100%		53.63	per person served	5,075	$	272,134
City Clerk	$	-	100%	100%		-	per person served	5,075	$	-
Finance	$	-	100%	100%		-	per person served	5,075	$	-
Information Services	$	-	100%	100%		-	per person served	5,075	$	-
Facilities	$	127,370	100%	100%		23.49	per person served	5,075	$	119,220
Facilities-Operating Costs	$	-	100%	100%		-	per person served	5,075	$	-
Legal	$	295,000	50%	100%		27.21	per person served	5,075	$	138,062
Municipal Court	$	322,062	50%	100%		29.70	per person served	5,075	$	150,727
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%		7.75	per person served	5,075	$	39,312
Animal Control	$	-	100%	100%		-	per person served	5,075	$	-
Community Development[3]	$	1,091,399	50%	100%		100.65	per person served	5,075	$	510,781
Natural Resources	$	-	100%	100%		-	per person served	5,075	$	-
Economic Development	$	-	100%	100%		-	per person served	5,075	$	-
Cemetery	$	28,760	50%	100%		2.65	per person served	5,075	$	13,460
Central Services	$	-	100%	100%		-	per person served	5,075	$	-
Police (Comparable Cities)		Comp. City	85%	100%		205.86	per person served	5,075	$	1,044,675
Fire (Comparable Cities)		Comp. City	93%	100%		257.57	per person served	5,075	$	1,307,056
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%		49.69	per person served	5,075	$	252,169
Public Works (Comparable Cities)		Comp. City	30%	100%		101.72	per person served	5,075	$	516,169
General Fund Total	$	2,526,165			$	863.44			$	4,381,596

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-12
Fiscal Impact Analysis
Land Use and Phasing 2029

Product Type	Bulk Land Sale Value *New Land Value per Unit* Value	No. Lots	Unit Sale Value[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	-	$ -	$ -	$ -	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	-	$ -	$ -	$ -	
45x90 - 100	$ 175,000	-	$ 420,214	-	$ -	$ -	$ -	
50x90 - 100	$ 185,000	-	$ 422,878	-	$ -	$ -	$ -	
55x90 - 100	$ 195,000	-	$ 455,000	-	$ -	$ -	$ -	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	-	$ -	$ -	$ -	
AA 50'	$ 191,757	-	$ 492,106	-	$ -	$ -	$ -	
AA 60'	$ 191,757	-	$ 584,123	-	$ -	$ -	$ -	
AA Auto Court	$ 191,757	-	$ 405,151	-	$ -	$ -	$ -	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		-			-	**(A)**

Product Type	Existing Developed Lots *Existing Land Value per Unit* Value	No. Lots	Existing Unit Value[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							1,084,926,491	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	63,333	$ 217	13,728,526	
Office Buildings	0%	66,667	$ 217	14,451,079	
	0%	130,000		28,179,605	**(C)**
From Prior Years					
Retail Buildings	78%	447,067			
Office Buildings	22%	127,931			
Total	100%	574,997		118,685,693	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(14.26)		$ -	$ -	
Total Value for Raw Land	(14.26)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 1,231,791,789**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-12
Fiscal Impact Analysis
Property Tax Calculations 2029

Total Project Assessed Valuation					**$ 1,231,791,789**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					2,304,227	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 2,304,227	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident		Residents		
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719		2,380	4,748	$ 11,300,511	
Total City Share of Property Taxes, Levy Rate				**(D) = (B)**	1.87	**(D)**
City Tax Share, Dollars					21,139.08	
City Tax Share-Rounded					$ 21,139	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					4,748	
Square Feet per Employee[4]	Square Footage					
Retail	510,400				1,246	
Office	194,597				434	
Employees						
Retail					410	
Office					448	
Total Employees					858	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					28,179,605	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					1,203,612,184	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-10, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 111,608,639	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 140,898	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					417,145	**(I)**
Total Amount, Rounded					$ 558,043	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-12
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2029

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**						$	1,089,475,677	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$	306,142,665	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$	91,842,800	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$	27,552,840	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$	261,752	
						$	261,752	
Per Capita	Budget		Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$	760,000	140.18	100%	4,748	$	665,559	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita	Budget		Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$	760,000	140.18	50%	429	$	60,138	
Total Project Indirect Sales and Use Tax to City						$	321,890	
Project Direct Sales and Use Tax to City - Businesses				Taxable Sales Per Square Feet	Square Footage			
Taxable Sales								
Retail Buildings[4]			$	300	510,400		153,193,526	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings			$	-	194,597		-	
Total Direct Taxable Sales					704,997		153,193,526	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)					0.9500%	$	1,455,338	
Total Project Direct Sales and Use Tax to City						$	1,455,338	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-12
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2029

Revenue Source		Revenues (2029)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2029	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	5,177	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	5,177	229,168
Telephone Tax	$	60,000	Y	100%	11.07	per person served	5,177	57,292
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	5,177	67,795
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	5,177	86,893
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	5,177	68,273
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	5,177	38,195
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	5,177	76,389
Gas Utility Tax	$	150	Y	100%	0.03	per person served	5,177	143
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	5,177	5,729
Licenses and Permits	$	-	Y	100%	-	per person served	5,177	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	5,177	142,657
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	5,177	1,148,274
Police Revenue	$	362,300	Y	100%	66.83	per person served	5,177	345,948
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	5,177	138,456
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	5,177	99,306
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	5,177	108,950
Total General Fund Revenue		2,737,000			504.84			2,613,468

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-12
Fiscal Impact Analysis
General Fund Cost Calculations 2029

Cost	Expenses (2029)1	LoS Adjustment	Efficiency Factor	Factor 2029	Measure[2]	Equivalent Units	Cost
General Fund (Fund 001)	(a)	(b)	(c)	(d)		(e)	(f)=(e)*(d)
Executive-Mayor	$ 15,757	50%	100%	1.45	per person served	5,177	$ 7,523
Legislative-Council	$ 22,341	50%	100%	2.06	per person served	5,177	$ 10,666
Administration	$ 581,476	50%	100%	53.63	per person served	5,177	$ 277,616
City Clerk	$ -	100%	100%	-	per person served	5,177	$ -
Finance	$ -	100%	100%	-	per person served	5,177	$ -
Information Services	$ -	100%	100%	-	per person served	5,177	$ -
Facilities	$ 127,370	100%	100%	23.49	per person served	5,177	$ 121,621
Facilities-Operating Costs	$ -	100%	100%	-	per person served	5,177	$ -
Legal	$ 295,000	50%	100%	27.21	per person served	5,177	$ 140,843
Municipal Court	$ 322,062	50%	100%	29.70	per person served	5,177	$ 153,763
EMS/Recyl/Anim Cont/Mental Helath	$ 42,000	100%	100%	7.75	per person served	5,177	$ 40,104
Animal Control	$ -	100%	100%	-	per person served	5,177	$ -
Community Development[3]	$ 1,091,399	50%	100%	100.65	per person served	5,177	$ 521,070
Natural Resources	$ -	100%	100%	-	per person served	5,177	$ -
Economic Development	$ -	100%	100%	-	per person served	5,177	$ -
Cemetery	$ 28,760	50%	100%	2.65	per person served	5,177	$ 13,731
Central Services	$ -	100%	100%	-	per person served	5,177	$ -
Police (Comparable Cities)	Comp. City	85%	100%	205.86	per person served	5,177	$ 1,065,719
Fire (Comparable Cities)	Comp. City	93%	100%	257.57	per person served	5,177	$ 1,333,385
Parks & Recreation (Comparable Cities)	Comp. City	30%	100%	49.69	per person served	5,177	$ 257,248
Public Works (Comparable Cities)	Comp. City	30%	100%	101.72	per person served	5,177	$ 526,567
General Fund Total	$ 2,526,165			$ 863.44			$ 4,469,856

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-13
Fiscal Impact Analysis
Land Use and Phasing 2030

Product Type	Bulk Land Sale Value *New Land Value per Unit* Value	No. Lots	Unit Sale Value[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	-	$ -	$ -	$ -	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	-	$ -	$ -	$ -	
45x90 - 100	$ 175,000	-	$ 420,214	-	$ -	$ -	$ -	
50x90 - 100	$ 185,000	-	$ 422,878	-	$ -	$ -	$ -	
55x90 - 100	$ 195,000	-	$ 455,000	-	$ -	$ -	$ -	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	-	$ -	$ -	$ -	
AA 50'	$ 191,757	-	$ 492,106	-	$ -	$ -	$ -	
AA 60'	$ 191,757	-	$ 584,123	-	$ -	$ -	$ -	
AA Auto Court	$ 191,757	-	$ 405,151	-	$ -	$ -	$ -	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		-			-	**(A)**

Product Type	Existing Developed Lots *Existing Land Value per Unit* Value	No. Lots	Existing Unit Value[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							1,095,775,756	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	-	$ 222	-	
Office Buildings	0%	66,667	$ 222	14,783,454	
	0%	66,667		14,783,454	**(C)**
From Prior Years					
Retail Buildings	72%	510,400			
Office Buildings	28%	194,597			
Total	100%	704,997		148,333,951	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(14.26)		$ -	$ -	
Total Value for Raw Land	(14.26)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 1,258,893,161**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-13
Fiscal Impact Analysis
Property Tax Calculations 2030

Total Project Assessed Valuation					**$ 1,258,893,161**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					2,354,923	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 2,354,923	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719	2,380	4,748		$ 11,300,511	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars					21,139.08	
City Tax Share-Rounded					$ 21,139	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					4,748	
Square Feet per Employee[4]	Square Footage					
Retail	510,400				1,246	
Office	261,264				434	
Employees						
Retail					410	
Office					602	
Total Employees					1,012	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					14,783,454	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					1,244,109,707	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-10, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 100,469,849	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 73,917	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					428,432	**(I)**
Total Amount, Rounded					$ 502,349	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-13
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2030

Description	Budget	Factor	Resident Factor	Units		Amount	
Residential							
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**						$ 1,100,370,434	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$ 309,204,092	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$ 92,761,228	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$ 27,828,368	**(D)**
Project Indirect Sales and Use Tax to City - New Residents							
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)							
Assessed Valuation Percentage							
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$ 264,369	
						$ 264,369	
Per Capita	Budget	Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%	4,748		$ 665,559	
Project Indirect Sales and Use Tax to City - New Employees							
Per Capita	Budget	Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%	506		$ 70,932	
Total Project Indirect Sales and Use Tax to City						$ 335,302	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet	Square Footage			
Taxable Sales							
Retail Buildings[4]			$ 300	510,400		153,193,526	
Grocery							
Retail Pad Buildings							
Drug Store							
Main Street Retail							
Office Buildings			$ -	261,264		-	
Total Direct Taxable Sales				771,664		153,193,526	
Project Direct Sales and Use Tax to City							
Sales Tax (@0.9500% of taxable sales)					0.9500%	$ 1,455,338	
Total Project Direct Sales and Use Tax to City						$ 1,455,338	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-13
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2030

Revenue Source		Revenues (2030)1	Recurring Revenue	Percentage Rev Applied	Factor 2030	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	5,254	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	5,254	232,568
Telephone Tax	$	60,000	Y	100%	11.07	per person served	5,254	58,142
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	5,254	68,801
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	5,254	88,182
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	5,254	69,286
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	5,254	38,761
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	5,254	77,523
Gas Utility Tax	$	150	Y	100%	0.03	per person served	5,254	145
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	5,254	5,814
Licenses and Permits	$	-	Y	100%	-	per person served	5,254	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	5,254	144,773
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	5,254	1,165,310
Police Revenue	$	362,300	Y	100%	66.83	per person served	5,254	351,081
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	5,254	140,510
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	5,254	100,779
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	5,254	110,567
Total General Fund Revenue		2,737,000			504.84			2,652,243

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-13
Fiscal Impact Analysis
General Fund Cost Calculations 2030

Cost		Expenses (2030)1	LoS Adjustment	Efficiency Factor	Factor 2030	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)	(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%	1.45	per person served	5,254	$	7,635
Legislative-Council	$	22,341	50%	100%	2.06	per person served	5,254	$	10,825
Administration	$	581,476	50%	100%	53.63	per person served	5,254	$	281,735
City Clerk	$	-	100%	100%	-	per person served	5,254	$	-
Finance	$	-	100%	100%	-	per person served	5,254	$	-
Information Services	$	-	100%	100%	-	per person served	5,254	$	-
Facilities	$	127,370	100%	100%	23.49	per person served	5,254	$	123,426
Facilities-Operating Costs	$	-	100%	100%	-	per person served	5,254	$	-
Legal	$	295,000	50%	100%	27.21	per person served	5,254	$	142,932
Municipal Court	$	322,062	50%	100%	29.70	per person served	5,254	$	156,044
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%	7.75	per person served	5,254	$	40,699
Animal Control	$	-	100%	100%	-	per person served	5,254	$	-
Community Development[3]	$	1,091,399	50%	100%	100.65	per person served	5,254	$	528,801
Natural Resources	$	-	100%	100%	-	per person served	5,254	$	-
Economic Development	$	-	100%	100%	-	per person served	5,254	$	-
Cemetery	$	28,760	50%	100%	2.65	per person served	5,254	$	13,935
Central Services	$	-	100%	100%	-	per person served	5,254	$	-
Police (Comparable Cities)		Comp. City	85%	100%	205.86	per person served	5,254	$	1,081,530
Fire (Comparable Cities)		Comp. City	93%	100%	257.57	per person served	5,254	$	1,353,168
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%	49.69	per person served	5,254	$	261,065
Public Works (Comparable Cities)		Comp. City	30%	100%	101.72	per person served	5,254	$	534,379
General Fund Total	$	2,526,165			$ 863.44			$	4,536,172

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-14
Fiscal Impact Analysis
Land Use and Phasing 2031

Product Type	**Bulk Land Sale Value** *New Land Value per Unit* Value	No. Lots	**Unit Sale Value**[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	-	$ -	$ -	$ -	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	-	$ -	$ -	$ -	
45x90 - 100	$ 175,000	-	$ 420,214	-	$ -	$ -	$ -	
50x90 - 100	$ 185,000	-	$ 422,878	-	$ -	$ -	$ -	
55x90 - 100	$ 195,000	-	$ 455,000	-	$ -	$ -	$ -	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	-	$ -	$ -	$ -	
AA 50'	$ 191,757	-	$ 492,106	-	$ -	$ -	$ -	
AA 60'	$ 191,757	-	$ 584,123	-	$ -	$ -	$ -	
AA Auto Court	$ 191,757	-	$ 405,151	-	$ -	$ -	$ -	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		-			-	**(A)**

Product Type	**Existing Developed Lots** *Existing Land Value per Unit* Value	No. Lots	**Existing Unit Value**[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							1,106,733,513	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	-	$ 227	-	
Office Buildings	0%	24,584	$ 227	5,576,819	
	0%	24,584		5,576,819	**(C)**
From Prior Years					
Retail Buildings	66%	510,400			
Office Buildings	34%	261,264			
Total	100%	771,664		164,748,579	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(14.26)		$ -	$ -	
Total Value for Raw Land	(14.26)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E)	**$ 1,277,058,912**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-14
Fiscal Impact Analysis
Property Tax Calculations 2031

Total Project Assessed Valuation					**$ 1,277,058,912**	**(A)**
Property Tax						
City Share of Basic Tax[1]					$ 1.87	**(B)**
City Tax Share					2,388,905	
City Tax Share-Rounded				**(C) = (A)*(B)**	$ 2,388,905	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents			
City Share of Basic Tax - New Construction[1]					$ 1.87	
Personal Property Value[2]	$ 12,388,719	2,380	4,748		$ 11,300,511	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**		1.87	**(D)**
City Tax Share, Dollars					21,139.08	
City Tax Share-Rounded					$ 21,139	
Residents per SF HH[3]					2.7000	
Residents per MF HH[3]					1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)					4,748	
Square Feet per Employee[4]	Square Footage					
Retail	510,400				1,246	
Office	285,848				434	
Employees						
Retail					410	
Office					659	
Total Employees					1,068	
Transfer Parameters						
Turnover Rate[5]						
Residential					7.14%	
Non-Residential					5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***					5,576,819	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***					1,271,482,093	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-10, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$ 92,866,642	
Real Estate Excise Tax[6]						
REET Rate					0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$ 27,884	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***					436,449	**(I)**
Total Amount, Rounded					$ 464,333	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-14
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2031

Description						Amount	
Residential							
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1I**						$ 1,111,374,138	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$ 312,296,133	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$ 93,688,840	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$ 28,106,652	**(D)**
Project Indirect Sales and Use Tax to City - New Residents							
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)							
Assessed Valuation Percentage							
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$ 267,013	
						$ 267,013	
Per Capita	Budget	Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$ 760,000	140.18	100%	4,748		$ 665,559	
Project Indirect Sales and Use Tax to City - New Employees							
Per Capita	Budget	Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$ 760,000	140.18	50%	534		$ 74,858	
Total Project Indirect Sales and Use Tax to City						$ 341,871	
Project Direct Sales and Use Tax to City - Businesses			Taxable Sales Per Square Feet	Square Footage			
Taxable Sales							
Retail Buildings[4]			$ 300	510,400		153,193,526	
Grocery							
Retail Pad Buildings							
Drug Store							
Main Street Retail							
Office Buildings			$ -	285,848		-	
Total Direct Taxable Sales				796,248		153,193,526	
Project Direct Sales and Use Tax to City							
Sales Tax (@0.9500% of taxable sales)					0.9500%	$ 1,455,338	
Total Project Direct Sales and Use Tax to City						$ 1,455,338	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-14
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2031

Revenue Source		Revenues (2031)[1]	Recurring Revenue	Percentage Rev Applied	Factor 2031	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	5,282	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	5,282	233,822
Telephone Tax	$	60,000	Y	100%	11.07	per person served	5,282	58,455
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	5,282	69,172
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	5,282	88,657
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	5,282	69,659
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	5,282	38,970
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	5,282	77,941
Gas Utility Tax	$	150	Y	100%	0.03	per person served	5,282	146
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	5,282	5,846
Licenses and Permits	$	-	Y	100%	-	per person served	5,282	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	5,282	145,554
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	5,282	1,171,592
Police Revenue	$	362,300	Y	100%	66.83	per person served	5,282	352,973
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	5,282	141,267
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	5,282	101,323
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	5,282	111,163
Total General Fund Revenue		2,737,000			504.84			2,666,541

[1]Per 2020 City Budget.

[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-14
Fiscal Impact Analysis
General Fund Cost Calculations 2031

Cost		Expenses (2031)1	LoS Adjustment	Efficiency Factor	Factor 2031	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)	(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%	1.45	per person served	5,282	$	7,676
Legislative-Council	$	22,341	50%	100%	2.06	per person served	5,282	$	10,883
Administration	$	581,476	50%	100%	53.63	per person served	5,282	$	283,253
City Clerk	$	-	100%	100%	-	per person served	5,282	$	-
Finance	$	-	100%	100%	-	per person served	5,282	$	-
Information Services	$	-	100%	100%	-	per person served	5,282	$	-
Facilities	$	127,370	100%	100%	23.49	per person served	5,282	$	124,091
Facilities-Operating Costs	$	-	100%	100%	-	per person served	5,282	$	-
Legal	$	295,000	50%	100%	27.21	per person served	5,282	$	143,703
Municipal Court	$	322,062	50%	100%	29.70	per person served	5,282	$	156,886
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%	7.75	per person served	5,282	$	40,919
Animal Control	$	-	100%	100%	-	per person served	5,282	$	-
Community Development[3]	$	1,091,399	50%	100%	100.65	per person served	5,282	$	531,651
Natural Resources	$	-	100%	100%	-	per person served	5,282	$	-
Economic Development	$	-	100%	100%	-	per person served	5,282	$	-
Cemetery	$	28,760	50%	100%	2.65	per person served	5,282	$	14,010
Central Services	$	-	100%	100%	-	per person served	5,282	$	-
Police (Comparable Cities)		Comp. City	85%	100%	205.86	per person served	5,282	$	1,087,361
Fire (Comparable Cities)		Comp. City	93%	100%	257.57	per person served	5,282	$	1,360,462
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%	49.69	per person served	5,282	$	262,472
Public Works (Comparable Cities)		Comp. City	30%	100%	101.72	per person served	5,282	$	537,260
General Fund Total	$	2,526,165			$ 863.44			$	4,560,627

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.

Table A-15
Fiscal Impact Analysis
Land Use and Phasing 2032

Product Type	**Bulk Land Sale Value** *New Land Value per Unit* Value	No. Lots	**Unit Sale Value**[1] *Building Value Only* Value	No. Units	Total New Land Values	Total New Building Value	Total New Valuation	
Residential	*(a)*	*(b)*	*(c)*	*(d)*	*(e)=(a)*(b)*	*(f)=(c)*(d)*	*(g)=(e)+(f)*	
New Construction								
Apartments	$ 30,000	-	$ 220,000	-	$ -	$ -	$ -	
Condos/Stacked Flats	$ 75,000	-	$ 225,000	-	$ -	$ -	$ -	
Townhomes	$ 121,429	-	$ 295,630	-	$ -	$ -	$ -	
Duplex/Duets/30x80 Alley	$ 139,038	-	$ 326,905	-	$ -	$ -	$ -	
35x75 Alley Bungalows	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
35x90 Alley	$ 135,000	-	$ 322,065	-	$ -	$ -	$ -	
40x85 Alley	$ 145,000	-	$ 359,925	-	$ -	$ -	$ -	
45x85 Alley	$ 155,000	-	$ 373,250	-	$ -	$ -	$ -	
50x80 Alley	$ 165,000	-	$ 389,340	-	$ -	$ -	$ -	
45x110 Alley w/Carriage	$ 174,952	-	$ 379,388	-	$ -	$ -	$ -	
40x90 - 100	$ 165,000	-	$ 394,000	-	$ -	$ -	$ -	
45x90 - 100	$ 175,000	-	$ 420,214	-	$ -	$ -	$ -	
50x90 - 100	$ 185,000	-	$ 422,878	-	$ -	$ -	$ -	
55x90 - 100	$ 195,000	-	$ 455,000	-	$ -	$ -	$ -	
60x90 - 100	$ 205,000	-	$ 551,956	-	$ -	$ -	$ -	
AA 45'	$ 191,757	-	$ 448,098	-	$ -	$ -	$ -	
AA 50'	$ 191,757	-	$ 492,106	-	$ -	$ -	$ -	
AA 60'	$ 191,757	-	$ 584,123	-	$ -	$ -	$ -	
AA Auto Court	$ 191,757	-	$ 405,151	-	$ -	$ -	$ -	
Cluster/Auto Court	$ 166,380	-	$ 402,104	-	$ -	$ -	$ -	
Cottage	$ 130,000	-	$ 269,950	-	$ -	$ -	$ -	
AC Rural Lot	$ 325,000	-	$ 674,950	-	$ -	$ -	$ -	
		-		-			-	**(A)**

Product Type	**Existing Developed Lots** *Existing Land Value per Unit* Value	No. Lots	**Existing Unit Value**[1] *Building Value Only* Value	No. Units	Total Existing Land Value	Total Existing Building Value	Total Existing Valuation	
Residential							*(h)=(prior yrs)*1.01*	
From Prior Years								
Total							1,117,800,849	**(B)**

Non-Residential	Mix	Building Sq. Ft.	Assessed Value Per Sq. Ft.		
New Construction					
Retail Buildings	0%	-	$ 227	-	
Office Buildings	0%	24,584	$ 227	5,576,819	
	0%	24,584		5,576,819	**(C)**
From Prior Years					
Retail Buildings	64%	510,400			
Office Buildings	36%	285,848			
Total	100%	796,248		172,028,652	**(D)**

Raw Land	Raw Land Acreage	Percentage of Total Land	Assessed Value Per Acre (i)		
Raw Land for Residential	-		$ -	$ -	
Raw Land for Non-Residential	(14.26)		$ -	$ -	
Total Value for Raw Land	(14.26)			$ -	**(E)**

Total Project Assessed Valuation = (A) + (B) + (C) + (D) + (E) **$ 1,295,406,319**

1The 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. Half of the units from the prior year will be sold before July 31st of each year and will be counted on the assessment roll for that year. The other half will be counted on the following year.

Table B-15
Fiscal Impact Analysis
Property Tax Calculations 2032

Total Project Assessed Valuation					**$**	**1,295,406,319**	**(A)**
Property Tax							
City Share of Basic Tax[1]					$	1.87	**(B)**
City Tax Share						2,423,226	
City Tax Share-Rounded				**(C) = (A)*(B)**	$	2,423,226	**(C)**
Personal Property Tax	Current Year Assessed Value	Per Resident	Residents				
City Share of Basic Tax - New Construction[1]					$	1.87	
Personal Property Value[2]	$ 12,388,719	2,380	4,748		$	11,300,511	
Total City Share of Property Taxes, Levy Rate			**(D) = (B)**			1.87	**(D)**
City Tax Share, Dollars						21,139.08	
City Tax Share-Rounded					$	21,139	
Residents per SF HH[3]						2.7000	
Residents per MF HH[3]						1.8500	
Total Residents (Assumes 50% of residents for homes closed in current year)						4,748	
Square Feet per Employee[4]	Square Footage						
Retail	510,400					1,246	
Office	310,431					434	
Employees							
Retail						410	
Office						715	
Total Employees						1,125	
Transfer Parameters							
Turnover Rate[5]							
Residential						7.14%	
Non-Residential						5.00%	
Assessed Valuation - New Construction / ***Shown In Table 1, Letters (A) and (C)***						5,576,819	**(E)**
Assessed Valuation - Existing & Prior Years / ***Shown In Table 1, Letters (B) and (D)***						1,289,829,501	**(F)**
AV of Transferred Real Estate (Resale and New Construction) / ***Equal to Table A-10, (B)*7.14% and (D)*5.00%, Plus (A) and (C)***					$	94,021,169	
Real Estate Excise Tax[6]							
REET Rate						0.5000%	**(G)**
REET from New Construction				**(H) = (E)*(G)**	$	27,884	**(H)**
REET from Re-sale of Existing Property / ***Equal to The Sum of Table 1, (B)*7.14% and (D)*5.00%, times (G)***						442,222	**(I)**
Total Amount, Rounded					$	470,106	

[1]Estimated levy rate based on rate of 1.87 per $1,000 in 2020 per City Budget.
[2]Assessed Value is estimated based on actual 2020 assessed value increased by 0% per year.
3The People per Household amounts pursuant to the Ten Trails Development Agreement and The Ten Trails Final EIS.
[4]Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)
[5]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.
[6]REET is not used for General Fund Operations, but is shown in this FIA for informational purposes.

Table C-15
Fiscal Impact Analysis
Sales and Use Tax Revenue Calculations 2032

Description							Amount	
Residential								
Residential Building Valuation / **(A) = Total AV of all New and Existing Residential Units as shown in Table 1D**						$	1,122,487,880	**(A)**
Household Income @28.1%[1]					**(B) = (A)* 28.1%**	$	315,419,094	**(B)**
Retail Taxable Sales @30%[2]					**(C) = (B)* 30%**	$	94,625,728	**(C)**
Projected Off-Site Taxable Sales Captured in City @30%					**(D) = (C)* 30%**	$	28,387,718	**(D)**
Project Indirect Sales and Use Tax to City - New Residents								
Sales tax calculated on the Lesser of the assessed valuation percentage (@0.95% of taxable sales) (1) or per capita (2)								
Assessed Valuation Percentage								
(1) Sales Tax (@0.9500% of taxable sales)					0.9500%	$	269,683	
						$	269,683	
Per Capita		Budget	Factor	Resident Factor	Units			
(2) Projected Sales tax per Capita (based on 2020 City Budget)	$	760,000	140.18	100%	4,748	$	665,559	
Project Indirect Sales and Use Tax to City - New Employees								
Per Capita		Budget	Factor	Employee Factor	Units			
Projected Sales tax per Capita (based on City Budget)[3]	$	760,000	140.18	50%	562	$	78,783	
Total Project Indirect Sales and Use Tax to City						$	348,466	
Project Direct Sales and Use Tax to City - Businesses				Taxable Sales Per Square Feet	Square Footage			
Taxable Sales								
Retail Buildings[4]			$	300	510,400		153,193,526	
Grocery								
Retail Pad Buildings								
Drug Store								
Main Street Retail								
Office Buildings			$	-	310,431		-	
Total Direct Taxable Sales					820,831		153,193,526	
Project Direct Sales and Use Tax to City								
Sales Tax (@0.9500% of taxable sales)					0.9500%	$	1,455,338	
Total Project Direct Sales and Use Tax to City						$	1,455,338	

[1]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.
[2]Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the West
[3]Assumes new employees make purchases in Black Diamond at 50% of the rate of residents.
[4]Taxable Sales per Square foot based on "Estimating Retail Sales per Square Foot" report by Center for Community Economic Development

Table D-15
Fiscal Impact Analysis
Other General Fund Revenue Calculations 2032

Revenue Source		Revenues (2032)1	Recurring Revenue	Percentage Rev Applied	Factor 2032	Measure[2]	Equivalent Units	Revenue
General Fund (Fund 001)		(a)		(b)	(c)		(d)	(e) = (c)*(d)
Taxes								
B & O Tax		-	Y	100%	-	per person served	5,310	-
Utility Taxes								
Electrical Tax	$	240,000	Y	100%	44.27	per person served	5,310	235,075
Telephone Tax	$	60,000	Y	100%	11.07	per person served	5,310	58,769
Wastewater Utility Tax	$	71,000	Y	100%	13.10	per person served	5,310	69,543
Stormwater Utility Tax	$	91,000	Y	100%	16.79	per person served	5,310	89,133
Water Utility Tax	$	71,500	Y	100%	13.19	per person served	5,310	70,033
Solid Waste Tax	$	40,000	Y	100%	7.38	per person served	5,310	39,179
Cable TV Utility Tax	$	80,000	Y	100%	14.76	per person served	5,310	78,358
Gas Utility Tax	$	150	Y	100%	0.03	per person served	5,310	147
Pull Tabs and Punch Board Tax	$	6,000	Y	100%	1.11	per person served	5,310	5,877
Licenses and Permits	$	-	Y	100%	-	per person served	5,310	-
Intergovernmental Revenue	$	149,400	Y	100%	27.56	per person served	5,310	146,334
Community Development Revenue	$	1,202,550	Y	100%	221.81	per person served	5,310	1,177,875
Police Revenue	$	362,300	Y	100%	66.83	per person served	5,310	354,866
Municipal Court Revenue	$	145,000	Y	100%	26.75	per person served	5,310	142,025
Cable Franchise Fees	$	104,000	Y	100%	19.18	per person served	5,310	101,866
Other General Fund Revenue	$	114,100	Y	100%	21.05	per person served	5,310	111,759
Total General Fund Revenue		2,737,000			504.84			2,680,839

[1]Per 2020 City Budget.
[2]Equivalent Units are equal to one per Project resident and 0.5 per Project employee.

Table E-15
Fiscal Impact Analysis
General Fund Cost Calculations 2032

Cost		Expenses (2032)1	LoS Adjustment	Efficiency Factor	Factor 2032	Measure[2]	Equivalent Units		Cost
General Fund (Fund 001)		(a)	(b)	(c)	(d)		(e)		(f)=(e)*(d)
Executive-Mayor	$	15,757	50%	100%	1.45	per person served	5,310	$	7,717
Legislative-Council	$	22,341	50%	100%	2.06	per person served	5,310	$	10,941
Administration	$	581,476	50%	100%	53.63	per person served	5,310	$	284,772
City Clerk	$	-	100%	100%	-	per person served	5,310	$	-
Finance	$	-	100%	100%	-	per person served	5,310	$	-
Information Services	$	-	100%	100%	-	per person served	5,310	$	-
Facilities	$	127,370	100%	100%	23.49	per person served	5,310	$	124,756
Facilities-Operating Costs	$	-	100%	100%	-	per person served	5,310	$	-
Legal	$	295,000	50%	100%	27.21	per person served	5,310	$	144,473
Municipal Court	$	322,062	50%	100%	29.70	per person served	5,310	$	157,727
EMS/Recyl/Anim Cont/Mental Helath	$	42,000	100%	100%	7.75	per person served	5,310	$	41,138
Animal Control	$	-	100%	100%	-	per person served	5,310	$	-
Community Development[3]	$	1,091,399	50%	100%	100.65	per person served	5,310	$	534,502
Natural Resources	$	-	100%	100%	-	per person served	5,310	$	-
Economic Development	$	-	100%	100%	-	per person served	5,310	$	-
Cemetery	$	28,760	50%	100%	2.65	per person served	5,310	$	14,085
Central Services	$	-	100%	100%	-	per person served	5,310	$	-
Police (Comparable Cities)		Comp. City	85%	100%	205.86	per person served	5,310	$	1,093,191
Fire (Comparable Cities)		Comp. City	93%	100%	257.57	per person served	5,310	$	1,367,757
Parks & Recreation (Comparable Cities)		Comp. City	30%	100%	49.69	per person served	5,310	$	263,880
Public Works (Comparable Cities)		Comp. City	30%	100%	101.72	per person served	5,310.255	$	540,141
General Fund Total	$	2,526,165			$ 863.44			$	4,585,081

[1]Per 2020 City Budget.
[2]Based on total population and 50% employment
[3]Building, Planning and Code Enforcement are assumed to be funded via fee revenue.