



**RANCHO CUCAMONGA EIFD  
PUBLIC FINANCING AUTHORITY AGENDA  
Special Meeting  
June 14, 2022 – 6:00 PM  
Council Chambers  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730**



**A. CALL TO ORDER**

**Pledge of Allegiance**

**Roll Call:**

Chair Michael

Vice Chair Kennedy

Board Members Daniels, Oaxaca and Scott

**B. ANNOUNCEMENT / PRESENTATIONS**

**C. PUBLIC COMMUNICATIONS**

This is the time set aside for anyone wishing to address the Authority on items not listed in any other place on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. Any person desiring to speak should fill out a "Speaker Request Form" and give it to the Clerk before that portion of the agenda is called. Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak.

**D. CONSENT CALENDAR**

**D1.** Consideration of Meeting Minutes for the Special Meeting of: May 10, 2022.

**E. ITEMS FOR DISCUSSION**

**F. ADVERTISED PUBLIC HEARINGS ITEM(S)**

**F1.** Public Hearing to Receive Comments Related to the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) and Infrastructure Financing Plan. (PFA)

**G. ADJOURNMENT**

**CERTIFICATION**

I, Linda A. Troyan, MMC, City Clerk Services Director of the City of Rancho Cucamonga, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on at least Seventy-Two (72) hours prior to the meeting per Government Code 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga, California and on the City's website.

**LINDA A. TROYAN, MMC**

**CITY CLERK SERVICES DIRECTOR**



If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's Office at (909) 477-2700. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.

May 10, 2022

**RANCHO CUCAMONGA EIFD**

**PUBLIC FINANCING AUTHORITY MEETING MINUTES**

**A. CALL TO ORDER**

The Rancho Cucamonga EIFD Public Financing Authority Meeting held a Special Meeting on Tuesday, May 10, 2022 in Council Chambers, 10500 Civic Center Drive, Rancho Cucamonga, California. Board Member Scott called the meeting to order at 6:00 p.m.

Board Member Scott presided the meeting due to the absence of the Chair and Vice Chair.

Present were Members: Linda Daniels, Ryan Hutchison (alternate Board Member for L. Dennis Michael), Francisco Oaxaca, and Kristine Scott. Absent: Lynne B. Kennedy

Also present were: Noah Daniels, Finance Director and Patricia Bravo-Valdez, Acting Secretary.

Board Member Oaxaca led the Pledge of Allegiance.

**B. ANNOUNCEMENT / PRESENTATIONS**

None.

**C. PUBLIC COMMUNICATIONS**

None.

**D. CONSENT CALENDAR**

**D1.** Consideration of Meeting Minutes for the Special Meeting of: April 5, 2022.

**D2.** Consideration of a Resolution Adopting a Conflict of Interest Code. (PFA Resolution No. 2022-001) (EIFD)

**MOTION:** Moved by Board Member Daniels, seconded by Board Member Scott, to approve Consent Calendar items D1 and D2, with Board Member Oaxaca and Hutchison abstaining on item D1. Motion carried, 4-0-1; Absent: Kennedy.

**E. ITEMS FOR DISCUSSION – None.**

**F. ADVERTISED PUBLIC HEARINGS ITEM(S)**

**F1.** Public Hearing to Receive Revisions to the Infrastructure Financing Plan (IFP) and Receive Comments Related to the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) and Infrastructure Financing Plan (PFA).

Finance Director Daniels provided a Staff Report.

Board Member Scott opened the Public Hearing.

There were no public communications made.

Board Member Scott closed the Public Hearing.

No action required.

Board Member Scott thanked staff for their report.

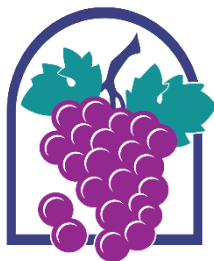
**G. ADJOURNMENT** - The meeting adjourned at 6:06 p.m.

Respectfully submitted,

Approved: \*\*\*\*\*

\_\_\_\_\_  
Patricia Bravo-Valdez, MMC  
Acting Secretary

\*\*DRAFT\*\*



# City of Rancho Cucamonga

## Rancho Cucamonga EIFD

### Public Financing Authority

**DATE:** June 14, 2022

**TO:** Chairman and Board Members of the Rancho Cucamonga EIFD Public Financing Authority

**FROM:** Lori Sassoon, Deputy City Manager/Administrative Services  
Noah Daniels, Finance Director

**SUBJECT:** Public Hearing to Receive Comments Related to the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) and Infrastructure Financing Plan. (PFA)

---

#### **RECOMMENDATION:**

It is recommended that the Rancho Cucamonga Public Financing Authority (PFA) receive written and oral comments from the public about the EIFD and IFP.

#### **BACKGROUND:**

On February 16, 2022, the City Council adopted a Resolution of Intention (ROI) to initiate the establishment to form the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) and establish the Rancho Cucamonga EIFD Public Financing Authority (PFA). Additionally, on the same date, the Rancho Cucamonga Fire Protection Board of Directors adopted a Resolution to Participate in the EIFD and have membership in the PFA.

Pursuant to the Resolution of Intention, the PFA was established as the governing board of the proposed EIFD. On March 8, 2022, the PFA ordered the preparation of the Infrastructure Financing Plan as required by California Government Code Section regarding Enhanced Infrastructure Financing Districts (Government Code Section 53398.50-53398.88).

On March 24, 2022, the draft IFP was made available to the PFA, the Planning Commission, and each resident and owner of the land and affected taxing entities in the proposed EIFD. Then at the public meeting on April 5, 2022, the PFA received a presentation of the IFP, taking no action at that time.

On April 13, 2022, the Planning Commission was provided a presentation of the IFP and adopted a Resolution to make findings of General Plan conformance and review the CEQA documentation.

On May 10, 2022, the PFA received revisions to the IFP and conducted the first of three public hearings to receive written and oral comments from the public about the EIFD and IFP. There were no comments from the public at that meeting.

On May 18, 2022, the City Council and Rancho Cucamonga Fire Protection Board approved the IFP and allocated a portion of their incremental property tax.

#### **ANALYSIS:**

No written or oral comments have been provided by the public or affected taxing entities on the IFP or EIFD.

On May 10, 2022, as detailed in the staff report for that day, the PFA received revisions to the IFP. The current draft IFP is posted to the EIFD's website for the public's review.

**Next Steps**

Following the PFA's public meeting and hearing on June 14, 2022, the PFA must hold one more public hearing before the approval of the final IFP.

A summary of the key actions for establishing the EIFD, as well as estimated dates of completion, is as follows:

<b>Task</b>	<b>Target Date</b>	<b>Notes</b>
PFA holds Public Hearing #3 and protest proceeding	July 19, 2022	If majority protest exists – takes action to terminate EIFD. If no majority protest, PFA can propose adoption of the IFP and form the EIFD
Staff files EIFD with BOE per guidelines for Change of Jurisdictional Boundaries	Late 2022	

In the event of a majority protest by property owners or residents within the boundaries, the formation proceedings would be discontinued.

**FISCAL IMPACT:**

None by this action.

**ATTACHMENTS:**

Attachment 1 – Draft Infrastructure Financing Plan

# CITY OF RANCHO CUCAMONGA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

---

## INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Rancho Cucamonga



Prepared By:



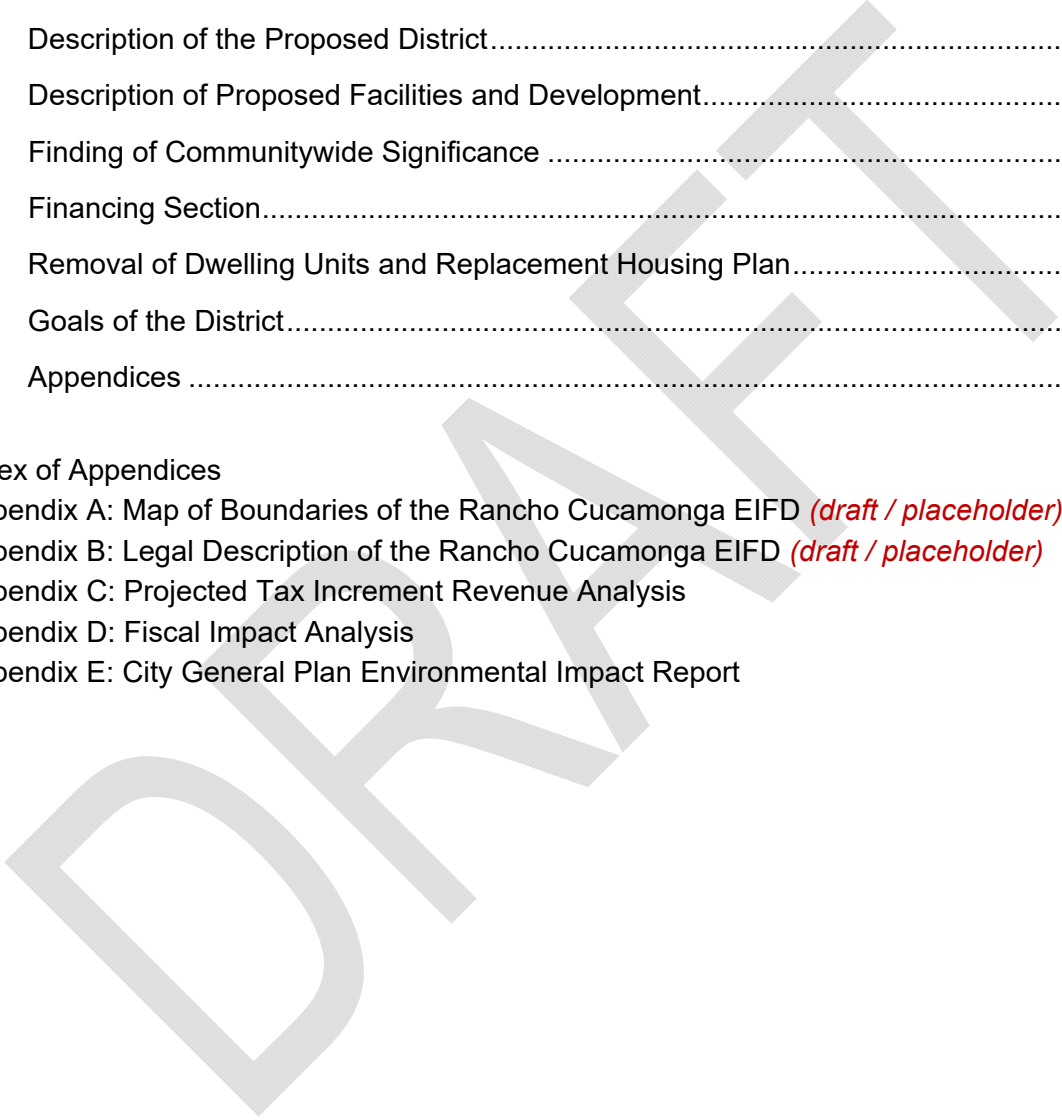
**APRIL 2022**

# Table of Contents

Section	Page
1.0 Introduction .....	3
2.0 Description of the Proposed District.....	7
3.0 Description of Proposed Facilities and Development.....	8
4.0 Finding of Communitywide Significance .....	12
5.0 Financing Section.....	13
6.0 Removal of Dwelling Units and Replacement Housing Plan.....	18
7.0 Goals of the District.....	19
8.0 Appendices .....	20

Index of Appendices

- Appendix A: Map of Boundaries of the Rancho Cucamonga EIFD *(draft / placeholder)*
- Appendix B: Legal Description of the Rancho Cucamonga EIFD *(draft / placeholder)*
- Appendix C: Projected Tax Increment Revenue Analysis
- Appendix D: Fiscal Impact Analysis
- Appendix E: City General Plan Environmental Impact Report



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

# 1.0 Introduction

## 1.1 Background & Purpose

**Background.** Pursuant to its Resolution No. 2022-029, which was adopted by the City Council of the City of Rancho Cucamonga on February 16, 2022 (the “Resolution of Intention”) and Part 1 of Division 2 of Title 5 of the California Government Code (the “EIFD Law”), the City Council of the City of Rancho Cucamonga (the “City”) declared its intention to establish the Rancho Cucamonga Enhanced Infrastructure Financing District (“Rancho Cucamonga EIFD” or “District”). Pursuant to the same Resolution No. 2022-029, which was adopted by the City Council on February 16, 2022, the City Council of the City established the “Rancho Cucamonga EIFD Public Financing Authority” (“PFA”) as the governing body of the Rancho Cucamonga EIFD.

Pursuant to its Resolution No. FD 2022-003, which was adopted by the Board of Directors of the Rancho Cucamonga Fire Protection District on February 16, 2022 and the EIFD Law, the Rancho Cucamonga Fire Protection District (“Fire District”) declared its intention to participate in the Rancho Cucamonga EIFD and newly formed PFA.

At its inaugural meeting on March 8, 2022, the PFA directed its Executive Director, who is the City Manager of the City, to prepare an infrastructure financing plan (“IFP”) for the Rancho Cucamonga EIFD.

**Purpose of the Rancho Cucamonga EIFD.** The Rancho Cucamonga EIFD is intended to serve as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Rancho Cucamonga EIFD area and the City as a whole. The Rancho Cucamonga EIFD encompasses approximately 1,500 acres of land, representing approximately 6.0% of the total approximately 25,677 acres in the City limits. The Rancho Cucamonga EIFD includes various non-contiguous, largely undeveloped or underdeveloped parcels with significant potential for new development and/or rehabilitation. These areas were chosen based on their capacity to benefit from catalytic infrastructure improvements with communitywide significance and regional benefit.

## 1.2 Contents and Overview of this Infrastructure Financing Plan (“IFP”)

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP includes the following information:

- a) A map and legal description of the District, [included herein as Appendix A and Appendix B, respectively.](#)

- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the District, including those to be provided by the private sector, those to be provided by governmental entities without assistance from the District, those public improvements and facilities to be financed with assistance from the proposed District, and those to be provided jointly. The description includes the proposed location, timing, and costs of the development and financial assistance. This information is included in Section 3 of this IFP.
- c) A finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the District. This information is included in Section 4 of this IFP.
- d) A financing section (included in Section 5 of this IFP), which contains all of the following information:
  - 1) A specification of the maximum portion of the incremental tax revenue of the City and Fire District proposed to be committed to the District for each year during which the District will receive incremental tax revenue. The portion may change over time. Section 5.1 and Table 3 of this IFP details the maximum portion of the incremental property tax revenue of the City and Fire District proposed to be committed to the District throughout the duration of the District lifetime, which is projected to be forty-five (45) years from the date on which the issuance of bonds is approved by the PFA. In summary, the maximum portion of the City's property tax increment is 100% for initial years following formation of the District, decreasing in a gradual manner to approximately 9% at District termination. The maximum portion of the Fire District's property tax increment is 80% for initial years following formation of the District, decreasing in a gradual manner to approximately 5% at District termination. The proposed contribution scenario is intended to focus on funding debt service for bonds issued approximately four to six years following District formation, as well as maintenance of funded infrastructure improvements.
  - 2) A projection of the amount of tax revenues expected to be received by the District in each year during which the District will receive tax revenues. Section 5.2 and Table 3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of the District's lifetime, as described in the previous paragraph. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis. See paragraph 5 below for the Rancho Cucamonga EIFD termination date.



- 3) A plan for financing the public facilities to be assisted by the District, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the Rancho Cucamonga EIFD will provide funding for approximately \$100 million (in present value dollars) of public improvement costs from a combination of tax increment bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go tax increment funding over the District lifetime.
- 4) A limit on the total number of dollars of taxes that may be allocated to the District pursuant to the plan. The total number of dollars of taxes that may be allocated to the District shall not exceed \$500,000,000 in nominal dollars.
- 5) A date on which the District will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist on the earlier of: (i) forty-five (45) years from the date on which the issuance of bonds is approved by the PFA, or (ii) June 30, 2072. This IFP assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.
- 6) An analysis of the costs to the City of providing facilities and services to the area of the District while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the City as a result of expected development in the area of the District. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City for providing facilities and services to the area of the District. Appendix D also includes an analysis of the tax, fee, charge, and other revenues expected to be received by the City as a result of expected development in the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of the District area), annual costs to the City will be approximately \$20.2 million and annual revenues are approximately \$25.5 million. Additionally, annual costs to the Fire District at Year 20 are estimated at \$4.6 million and annual revenues are approximately \$5.8 million.
- 7) An analysis of the projected fiscal impact of the District and the associated development upon the City and the Fire District. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon the City and the Fire District, as the only affected taxing entities that are contributing tax increment revenues to the District at this time. It is

estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$5.3 million to the City and an annual net fiscal surplus of approximately \$1.2 million to the Fire District.

- 8) A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that District and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the District are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the District or that is financed in whole or in part by the District, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.
- f) The goals the District proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

## 2.0 Description of the Proposed District

The Rancho Cucamonga EIFD encompasses approximately 1,500 acres of land, representing approximately 6.0% of the total approximately 25,677 acres within the City limits. The Rancho Cucamonga EIFD includes various non-contiguous, largely undeveloped or underdeveloped parcels with significant potential for new development and/or rehabilitation. These areas were chosen based on their capacity to benefit from catalytic infrastructure improvements with communitywide significance and regional benefit.

Land use designations in the District primarily include residential, commercial / hotel / retail / office, industrial, and several public use parcels. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

DRAFT

## 3.0 Description of Proposed Facilities and Development

### 3.1 Anticipated Future Private Development

Anticipated future private development within the Rancho Cucamonga EIFD is summarized in Table 1 below, with greater detail provided in Appendix C. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2022 Nominal Value)
For-sale Residential	1,514 units	\$618,074 per unit	\$936 million
Rental Residential	10,253 units	\$317,440 per unit	\$3.255 billion
Commercial / Retail	922,000 SF	\$274 PSF	\$253 million
Office	222,000 SF	\$211 PSF	\$47 million
Industrial	6,272,400 SF	\$172 PSF	\$1.079 billion
Hotel	171 rooms	\$162,000 per room	\$28 million
<b>Estimated Total</b>			<b>\$5.597 billion</b>

Source: City of Rancho Cucamonga Planning and Economic Development Staff, CoStar Property (2022)

### 3.2 Public Facilities to be Financed with Assistance from the Rancho Cucamonga EIFD

The EIFD Law authorizes the Rancho Cucamonga EIFD to finance the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer, if they are of communitywide significance and provide significant benefits to the Rancho Cucamonga EIFD or the surrounding community.

The PFA intends to utilize the District to fund infrastructure projects of communitywide significance that provide significant benefits to the region over the District lifetime. Table 2 identifies the targeted infrastructure improvements to receive EIFD funding over the District's lifetime.

*Table 2: Potential Priority Projects for Receipt of EIFD Funding*

#	PROJECT	ESTIMATED COST	ESTIMATED TIMING
1	Parking infrastructure and related improvements between Haven Avenue and Day Creek Boulevard along Foothill Corridor	\$20-40 million	2028-2032
2	Transportation Connectivity Improvements linking Cucamonga Station and Haven / Arrow focus area	\$40-60 million	2028-2032
<b>Estimated Total Priority Projects</b>		<b>\$60-100 million</b>	

Additional expenditures by the Rancho Cucamonga EIFD, including any use of potential future EIFD bond proceeds, will be subject to approval by the PFA. Eligible expenditures in accordance with Government Code sections 53398.52 and 53398.56 include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer and are projects of communitywide significance that provide significant benefits to the district or the surrounding community. The Rancho Cucamonga EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the Rancho Cucamonga EIFD. Facilities funded may be located outside the boundaries of the Rancho Cucamonga EIFD, as long as they have a tangible connection to the work of the Rancho Cucamonga EIFD. The Rancho Cucamonga EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Projects financed by the Rancho Cucamonga EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, and ramps;
- Bridges;
- Arterial streets;
- Parking facilities;
- Transit facilities;
- Parks, recreational facilities, and open space;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Storm water conveyance and collection facilities;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Libraries;
- Broadband and telecommunications infrastructure;
- Sidewalks and streetscape improvements;
- Bicycle lanes and paths;
- Public art;



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

- Corporation yards;
- Police facilities;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses;
- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought;
- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

Other Expenses: In addition to the direct costs of the above facilities, the Rancho Cucamonga EIFD may finance the costs of planning and design work that is directly related to the purchase, construction, expansion or rehabilitation of property, including, but not limited to, the cost of environmental evaluation and engineering and surveying costs; environmental remediation costs; construction staking costs; utility relocation and demolition costs incidental to the construction of the facilities; costs of legal services; and costs of project/construction management.

In addition, the Rancho Cucamonga EIFD may finance any other expenses incidental to the formation, administration<sup>1</sup> and implementation of the Rancho Cucamonga EIFD and to the construction, completion, inspection and acquisition of the authorized facilities, including, but not limited to, the costs of creation and administration of the Rancho Cucamonga EIFD; costs of issuance of bonds or other debt of the Rancho Cucamonga EIFD or of any other public agency (including a community facilities district) that finances authorized facilities, and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement for the costs of the improvements from the Rancho Cucamonga EIFD; costs incurred by the City,

---

<sup>1</sup> Administration costs refer to the actual or reasonably estimated costs directly related to the administration of the Rancho Cucamonga EIFD, including, but not limited to, the following: the costs of computing annual tax increment revenues and preparing the required annual reporting; the costs of allocation tax increment revenues (whether by the County, the City, or otherwise); the costs to the City, Rancho Cucamonga EIFD, or any designee thereof in complying with disclosure requirements; the costs associated with preparing required disclosure statements and responding to public inquiries regarding the Rancho Cucamonga EIFD; and the costs of the City, Rancho Cucamonga EIFD, or any designee thereof related to any appeal of the implementation of the Rancho Cucamonga EIFD. Administration costs shall also include amounts estimated or advanced by the City for any other administrative purposes, including, but not limited to, attorney's fees or any other expenses incidental to the implementation of the Rancho Cucamonga EIFD.

Fire District, or the Rancho Cucamonga EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; and legal costs.

Targeted improvements would conform to established guidelines in adopted planning documentation, such as the City General Plan.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, potentially including grant sources, complementary district formation (e.g., Mello-Roos Community Facilities District), impact fees, private sector investment incentivized by the formation of the Rancho Cucamonga EIFD itself, and/or other sources.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure. Some public facilities included in the Rancho Cucamonga EIFD area are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities; however, it is possible that private sector developers may advance funding for improvements, and those advances may be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

In accordance with Government Code Section 53398.69, the Rancho Cucamonga EIFD may expend up to 10 percent of any accrued tax increment in the first two years of the effective date of the Rancho Cucamonga EIFD on planning and dissemination of information to the residents within the Rancho Cucamonga EIFD boundaries about the IFP and planned activities to be funded by the Rancho Cucamonga EIFD, including reimbursement of the City's advanced funding of such eligible costs.

In addition, in accordance with Government Code Section 53398.76, costs incurred by the County of San Bernardino in connection with the division of taxes for the Rancho Cucamonga EIFD are eligible to be paid by the Rancho Cucamonga EIFD.

## 4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of and is consistent with the City's General Plan, facilitates implementation of regional connectivity through various modes of transportation, and provides the infrastructure foundation for the development of critically needed housing in the community and greater region.

The District supports job creation, housing production, improvement of quality of life, and promotion of environmental sustainability.

Specific communitywide and regional benefits anticipated to be generated by the District include:

- Approx. \$146 million in net fiscal impact to the City over 50 years (on a present-value basis)
- Approx. \$57 million in net fiscal impact to the Fire District over 50 years (on a present-value basis)
- Approx. 11,767 housing units within the District upon buildout and stabilization
- 69,452 direct, indirect, and induced temporary, construction-related job-years<sup>2</sup> in the City and County
- 7,440 direct, permanent jobs in the City upon buildout and stabilization
- 2,575 additional indirect and induced permanent jobs in the City and County (total of 10,015 direct, indirect, and induced jobs) upon buildout and stabilization
- \$8.115 billion in economic output from construction in the City and County
- \$1.136 billion in annual ongoing economic output in the City and County upon buildout and stabilization.

---

<sup>2</sup> A job-year is defined as one year of employment for one employee. Over a 20-year construction period, 69,452 job-years translates into approximately 3,473 annual average jobs.



## 5.0 Financing Section

*Projections included in this IFP are based on research and analysis of available data at the time of IFP for purposes of planning and illustration. Actual results may differ from those expressed in this document.*

Aside from the City and Fire District, no other taxing entity is allocating property tax increment to the District at this time. It is anticipated that property tax increment will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

**Definition of Tax Increment.** For purposes of clarity, the phrases “tax increment,” “incremental property tax” and “incremental tax revenue”, as used in this IFP and the EIFD Law, refer to the portion of future property tax revenue described in Section 53398.75(a)(2) of the EIFD Law, i.e., the difference between (A) and (B) in the following formula:

(A) the taxes that would be produced by the rate upon which the tax is levied each year during the term of the Rancho Cucamonga EIFD upon the total sum of the assessed value of the taxable property in the EIFD in each such year **minus**

(B) the taxes that would be produced by the rate upon which the tax is levied upon the total sum of the assessed value of the taxable property in the Rancho Cucamonga EIFD as shown upon the last equalized roll prior to the effective date of the resolution adopted pursuant to Section 53398.69 of the EIFD Law to create the Rancho Cucamonga EIFD.

In the case of the Rancho Cucamonga EIFD, the resolution adopted pursuant to Section 53398.69 was [is expected to be] adopted on July 19, 2022, and the last equalized roll prior to the effective date of that resolution is the roll for Fiscal Year 2021-2022. Fiscal Year 2021-22 is referred to as the “base year.” The assessed value of the taxable property shown in such last equalized roll is approximately \$729 million. This value is referred to as the “base year value”.

**Overlap with Boundaries of former Rancho Cucamonga Redevelopment Agency.** The Rancho Cucamonga EIFD includes overlap with former Redevelopment Project Area boundaries of the former Rancho Cucamonga Redevelopment Agency, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency’s obligations are retired and the Successor Agency is dissolved (currently anticipated by 2034). The City and Fire District anticipate allocating Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues to the District as part of the maximum allocations outlined in the following sections. As such, the exhibits included in this plan reflect such allocations.

Where the District boundaries overlap with the boundaries of the former Redevelopment Project Area, any debt or obligation of a District shall be subordinate to any and all enforceable obligations of the former Redevelopment Agency, as approved by the Oversight Board and the Department of Finance.

### **5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District**

Table 3 details the maximum portion of the incremental property tax revenue of the City and Fire District proposed to be committed to the District throughout the duration of the District lifetime. In summary, the maximum portion of the City's property tax increment is 100% for initial years following formation of the District, decreasing in a gradual manner to approximately 9% at District termination. The maximum portion of the Fire District's property tax increment is 80% for initial years following formation of the District, decreasing in a gradual manner to approximately 5% at District termination. The proposed contribution scenario is intended to focus on funding debt service for bonds issued approximately four to six years following District formation, as well as maintenance of funded infrastructure improvements.

### **5.2 Projection of District Tax Revenues by Year**

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and City and Fire District allocations to the District over the District lifetime. It is expected that a total of approximately \$255,688,000 of incremental tax revenues will be allocated to the District over the District lifetime (approximately \$97,757,000 from the City and approximately \$157,931,000 from the Fire District). These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

### **5.3 Plan for Financing Public Facilities**

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the improvements identified in Section 3.2, potentially including District tax increment, grant sources, complementary district formation (e.g., Community Facilities District), impact fees, private sector investment incentivized by the formation of the Rancho Cucamonga EIFD itself, and/or other sources.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the Rancho Cucamonga EIFD will provide funding for approximately \$100 million (in present value dollars) of public improvement costs from a combination of tax increment bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go tax increment funding over the District lifetime

#### **5.4 Limit on Total Dollars Allocated to the District**

The total number of dollars of taxes that may be allocated to the District shall not exceed \$500,000,000 in nominal dollars over the District lifetime.

The City hereby irrevocably allocates all of the City's share of tax increment as characterized herein to the Rancho Cucamonga EIFD to the extent that: (i) the City's share of increment is necessary to repay bonds, notes or related agreements or to meet contractual obligations that the Rancho Cucamonga EIFD is obligated to satisfy with Rancho Cucamonga EIFD tax increment, and (ii) prior to the PFA incurring an obligation under subsection (i), such bonds, notes, agreements or obligations shall be approved by the City Council.

#### **5.5 District Termination Date**

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the issuance of bonds is approved by the PFA, or (ii) June 30, 2072. This IFP assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.

#### **5.6 Analysis of Costs to Provide Facilities and Services**

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City for providing facilities and services to the area of the District while the area is being developed and after the area is developed. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$20.2 million to service the area of the District. Additionally, annual costs to the Fire District at Year 20 are estimated at \$4.6 million.

#### **5.7 Fiscal Impact Analysis**

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon the City and the Fire District, as the only affected taxing entities that are allocating tax increment revenues to the District. Table 4 presents an overview of fiscal impacts to the City and Fire District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$5.3 million to the City and an annual net fiscal surplus of approximately \$1.2 million to the Fire District. Over 50 years, it is estimated that District activity will generate a positive net fiscal impact of approximately \$146 million for the City and approximately \$57 million for the Fire District on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFP (e.g., housing, jobs, mobility and connectivity, quality of life, environmental sustainability).

**Table 3: Projection of District Revenues by Year**

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	City Contribution				Fire District Contribution				Total Taxes Allocated to EIFD
			Average City Share Available	City Increment Available	Portion of City Share Allocated	City Increment Allocated	Average Fire District Share Available	Fire District Increment Available	Portion of Fire Share Allocated	Fire Increment Allocated	
2021 / 2022	\$0	\$0	5.20%	\$0	100%	\$0	12.4%	\$0	80%	\$0	\$0
2022 / 2023	\$79,994,178	\$799,942	5.20%	\$41,565	100%	\$41,565	12.4%	\$98,820	80%	\$79,056	\$120,622
2023 / 2024	\$1,460,958,382	\$14,609,584	5.20%	\$759,118	100%	\$759,118	12.4%	\$1,804,788	80%	\$1,443,830	\$2,202,948
2024 / 2025	\$2,629,495,495	\$26,294,955	5.20%	\$1,366,293	100%	\$1,366,293	12.4%	\$3,248,334	80%	\$2,598,667	\$3,964,961
2025 / 2026	\$3,843,897,932	\$38,438,979	5.20%	\$1,997,300	100%	\$1,997,300	12.4%	\$4,748,540	80%	\$3,798,832	\$5,796,133
2026 / 2027	\$5,123,419,002	\$51,234,190	5.20%	\$2,662,143	100%	\$2,662,143	12.4%	\$6,329,190	80%	\$5,063,352	\$7,725,495
2027 / 2028	\$5,471,300,778	\$54,713,008	5.20%	\$2,842,904	90%	\$2,558,613	12.4%	\$6,758,944	70%	\$4,731,261	\$7,289,874
2028 / 2029	\$5,830,756,681	\$58,307,567	5.20%	\$3,029,678	90%	\$2,726,710	12.4%	\$7,202,996	70%	\$5,042,097	\$7,768,808
2029 / 2030	\$6,202,110,524	\$62,021,105	5.20%	\$3,222,634	90%	\$2,900,371	12.4%	\$7,661,746	70%	\$5,363,222	\$8,263,593
2030 / 2031	\$6,585,694,440	\$65,856,944	5.20%	\$3,421,946	90%	\$3,079,751	12.4%	\$8,135,605	70%	\$5,694,923	\$8,774,675
2031 / 2032	\$6,981,849,092	\$69,818,491	5.20%	\$3,627,789	90%	\$3,265,010	12.4%	\$8,624,993	70%	\$6,037,495	\$9,302,505
2032 / 2033	\$7,136,074,915	\$71,360,749	5.20%	\$3,707,925	80%	\$2,966,340	12.4%	\$8,815,515	60%	\$5,289,309	\$8,255,649
2033 / 2034	\$7,293,385,254	\$72,933,853	5.20%	\$3,789,664	80%	\$3,031,731	12.4%	\$9,009,847	60%	\$5,405,908	\$8,437,639
2034 / 2035	\$7,453,841,799	\$74,538,418	5.20%	\$3,873,038	80%	\$3,098,430	12.4%	\$9,208,066	60%	\$5,524,840	\$8,623,270
2035 / 2036	\$7,617,507,476	\$76,175,075	5.20%	\$3,958,079	80%	\$3,166,463	12.4%	\$9,410,250	60%	\$5,646,150	\$8,812,613
2036 / 2037	\$7,784,446,466	\$77,844,465	5.20%	\$4,044,821	80%	\$3,235,857	12.4%	\$9,616,477	60%	\$5,769,886	\$9,005,743
2037 / 2038	\$7,954,724,236	\$79,547,242	5.20%	\$4,133,298	70%	\$2,893,308	12.4%	\$9,826,829	50%	\$4,913,414	\$7,806,723
2038 / 2039	\$8,128,407,561	\$81,284,076	5.20%	\$4,223,544	70%	\$2,956,481	12.4%	\$10,041,388	50%	\$5,020,694	\$7,977,175
2039 / 2040	\$8,305,564,553	\$83,055,646	5.20%	\$4,315,595	70%	\$3,020,917	12.4%	\$10,260,238	50%	\$5,130,119	\$8,151,036
2040 / 2041	\$8,486,264,685	\$84,862,647	5.20%	\$4,409,488	70%	\$3,086,641	12.4%	\$10,483,465	50%	\$5,241,732	\$8,328,374
2041 / 2042	\$8,670,578,819	\$86,705,788	5.20%	\$4,505,258	70%	\$3,153,680	12.4%	\$10,711,156	50%	\$5,355,578	\$8,509,259
2042 / 2043	\$8,858,579,236	\$88,585,792	5.20%	\$4,602,943	60%	\$2,761,766	12.4%	\$10,943,402	40%	\$4,377,361	\$7,139,127
2043 / 2044	\$9,050,339,661	\$90,503,397	5.20%	\$4,702,583	60%	\$2,821,550	12.4%	\$11,180,292	40%	\$4,472,117	\$7,293,666
2044 / 2045	\$9,245,935,295	\$92,459,353	5.20%	\$4,804,215	60%	\$2,882,529	12.4%	\$11,421,920	40%	\$4,568,768	\$7,451,297
2045 / 2046	\$9,445,442,842	\$94,454,428	5.20%	\$4,907,879	60%	\$2,944,728	12.4%	\$11,668,381	40%	\$4,667,352	\$7,612,080
2046 / 2047	\$9,648,940,539	\$96,489,405	5.20%	\$5,013,617	60%	\$3,008,170	12.4%	\$11,919,771	40%	\$4,767,908	\$7,776,079
2047 / 2048	\$9,856,508,190	\$98,565,082	5.20%	\$5,121,470	50%	\$2,560,735	12.4%	\$12,176,188	30%	\$3,652,856	\$6,213,592
2048 / 2049	\$10,068,227,195	\$100,682,272	5.20%	\$5,231,480	50%	\$2,615,740	12.4%	\$12,437,734	30%	\$3,731,320	\$6,347,060
2049 / 2050	\$10,284,180,579	\$102,841,806	5.20%	\$5,343,690	50%	\$2,671,845	12.4%	\$12,704,511	30%	\$3,811,353	\$6,483,198
2050 / 2051	\$10,504,453,032	\$105,044,530	5.20%	\$5,458,144	50%	\$2,729,072	12.4%	\$12,976,624	30%	\$3,892,987	\$6,622,059
2051 / 2052	\$10,729,130,933	\$107,291,309	5.20%	\$5,574,887	50%	\$2,787,444	12.4%	\$13,254,178	30%	\$3,976,254	\$6,763,697
2052 / 2053	\$10,958,302,392	\$109,583,024	5.20%	\$5,693,965	40%	\$2,277,586	12.4%	\$13,537,284	20%	\$2,707,457	\$4,985,043
2053 / 2054	\$11,192,057,280	\$111,920,573	5.20%	\$5,815,425	40%	\$2,326,170	12.4%	\$13,826,052	20%	\$2,765,210	\$5,091,381
2054 / 2055	\$11,430,487,267	\$114,304,873	5.20%	\$5,939,314	40%	\$2,375,726	12.4%	\$14,120,596	20%	\$2,824,119	\$5,199,845
2055 / 2056	\$11,673,685,853	\$116,736,859	5.20%	\$6,065,681	9%	\$545,911	12.4%	\$14,421,030	5%	\$721,051	\$1,266,963
2056 / 2057	\$11,921,748,410	\$119,217,484	5.20%	\$6,194,575	9%	\$557,512	12.4%	\$14,727,473	5%	\$736,374	\$1,293,885
2057 / 2058	\$12,174,772,219	\$121,747,722	5.20%	\$6,326,047	9%	\$569,344	12.4%	\$15,040,044	5%	\$752,002	\$1,321,346
2058 / 2059	\$12,432,856,504	\$124,328,565	5.20%	\$6,460,148	9%	\$581,413	12.4%	\$15,358,867	5%	\$767,943	\$1,349,357
2059 / 2060	\$12,696,102,475	\$126,961,025	5.20%	\$6,596,931	9%	\$593,724	12.4%	\$15,684,067	5%	\$784,203	\$1,377,927
2060 / 2061	\$12,964,613,365	\$129,646,134	5.20%	\$6,736,450	9%	\$606,281	12.4%	\$16,015,771	5%	\$800,789	\$1,407,069
2061 / 2062	\$13,238,494,473	\$132,384,945	5.20%	\$6,878,760	9%	\$619,088	12.4%	\$16,354,108	5%	\$817,705	\$1,436,794
2062 / 2063	\$13,517,853,203	\$135,178,532	5.20%	\$7,023,915	9%	\$632,152	12.4%	\$16,699,213	5%	\$834,961	\$1,467,113
2063 / 2064	\$13,802,799,107	\$138,027,991	5.20%	\$7,171,974	9%	\$645,478	12.4%	\$17,051,219	5%	\$852,561	\$1,498,039
2064 / 2065	\$14,093,443,930	\$140,934,439	5.20%	\$7,322,994	9%	\$659,069	12.4%	\$17,410,266	5%	\$870,513	\$1,529,583
2065 / 2066	\$14,389,901,649	\$143,899,016	5.20%	\$7,477,034	9%	\$672,933	12.4%	\$17,776,493	5%	\$888,825	\$1,561,758
2066 / 2067	\$14,692,288,523	\$146,922,885	5.20%	\$7,634,155	9%	\$687,074	12.4%	\$18,150,045	5%	\$907,502	\$1,594,576
2067 / 2068	\$15,000,723,134	\$150,007,231	5.20%	\$7,794,419	9%	\$701,498	12.4%	\$18,531,069	5%	\$926,553	\$1,628,051
2068 / 2069	\$15,315,326,437	\$153,153,264	5.20%	\$7,957,888	9%	\$716,210	12.4%	\$18,919,712	5%	\$945,986	\$1,662,196
2069 / 2070	\$15,636,221,807	\$156,362,218	5.20%	\$8,124,626	9%	\$731,216	12.4%	\$19,316,129	5%	\$965,806	\$1,697,023
2070 / 2071	\$15,963,535,083	\$159,635,351	5.20%	\$8,294,699	9%	\$746,523	12.4%	\$19,720,474	5%	\$986,024	\$1,732,547
2071 / 2072	\$16,297,394,626	\$162,973,946	5.20%	\$8,468,173	9%	\$762,136	12.4%	\$20,132,905	5%	\$1,006,645	\$1,768,781
<b>Total</b>		<b>\$4,901,246,175</b>		<b>\$254,670,163</b>	<b>38%</b>	<b>\$97,757,347</b>		<b>\$605,473,006</b>	<b>26%</b>	<b>\$157,930,876</b>	<b>\$255,688,223</b>
<b>Present Value @ 3%</b>		<b>\$2,127,176,505</b>		<b>\$110,528,704</b>	<b>51%</b>	<b>\$55,963,836</b>		<b>\$262,779,691</b>	<b>36%</b>	<b>\$93,907,319</b>	<b>\$149,871,155</b>



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

Table 4: Overview of Fiscal Impacts to City and Fire District

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Rancho Cucamonga</b>			
Estimated Fiscal Revenues (Net of Allocation of TI to EIFD)	\$25,486,770	\$1,622,088,000	\$651,158,500
Estimated Fiscal Expenditures	\$20,218,100	\$1,257,660,100	\$505,229,600
<b>Estimated Net Fiscal Impact to City</b>	<b>\$5,268,670</b>	<b>\$364,427,900</b>	<b>\$145,928,900</b>
<b>Rancho Cucamonga Fire Protection District</b>			
Estimated Fiscal Revenues (Net of Allocation of TI to EIFD)	\$5,795,350	\$463,975,600	\$172,055,900
Estimated Fiscal Expenditures	\$4,613,300	\$286,979,900	\$115,294,800
<b>Estimated Net Fiscal Impact to Fire District</b>	<b>\$1,182,050</b>	<b>\$176,995,700</b>	<b>\$56,761,100</b>

### 5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer’s fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

# 6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipate that any housing units will be removed as a result of any public works construction within the area of the District or private development within the area of the District that is subject to a written agreement with the District or that is financed in whole or in part by the District. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

DRAFT



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

## 7.0 Goals of the District

As stated in the Resolution of Intention, the goal of the Rancho Cucamonga EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the Rancho Cucamonga EIFD or the surrounding community and, for those facilities located outside the Rancho Cucamonga EIFD boundaries which also have a tangible connection to the Rancho Cucamonga EIFD.

More specifically, the goals of the District's implementation of the public facilities outlined in Section 3.2 are to support the City's General Plan, facilitate implementation of regional connectivity through various modes of transportation, and to provide the infrastructure foundation for the development of critically-needed housing in the community and greater region. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

Additional objectives include economic development in the form of fiscal revenue generation for the City and other taxing entities, job creation, housing production, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure funding needs, which are critical to catalyze private sector investment and development.

## 8.0 Appendices

Appendix A: Map of Boundaries of the Rancho Cucamonga EIFD *(draft / placeholder)*

Appendix B: Legal Description of the Rancho Cucamonga EIFD *(draft / placeholder)*

Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

Appendix E: City General Plan Environmental Impact Report

DRAFT



**APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis**

**DRAFT**

	<b>Total</b>	<b>0</b> <b>2021-2022</b>	<b>1</b> <b>2023</b>	<b>2</b> <b>2024</b>	<b>3</b> <b>2025</b>	<b>4</b> <b>2026</b>	<b>5</b> <b>2027</b>	<b>6</b> <b>2028</b>	<b>7</b> <b>2029</b>
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904		202 units \$65,405,338	236 units \$77,942,440	2,583 units \$870,022,578	2,583 units \$887,423,029	2,583 units \$905,171,490	413 units \$147,785,952	413 units \$150,741,671
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094			832 units \$535,012,766	67 units \$44,164,275	67 units \$45,047,560	67 units \$45,948,512	96 units \$66,820,964	96 units \$68,157,384
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823			22,000 SF \$6,271,531	284,667 SF \$82,772,809	284,667 SF \$84,428,265	284,667 SF \$86,116,831	9,200 SF \$2,838,830	9,200 SF \$2,895,607
Office \$211 PSF	222,000 SF \$54,292,954			22,000 SF \$4,829,537				40,000 SF \$9,504,811	40,000 SF \$9,694,907
Hotel \$162,000 per unit	171 units \$29,852,790			71 units \$11,966,681			100 units \$17,886,109		
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574			4,072,408 SF \$728,752,525	700,000 SF \$127,769,443	700,000 SF \$130,324,832	700,000 SF \$132,931,329	20,000 SF \$3,873,999	20,000 SF \$3,951,479
<b>Subtotal Value Add</b>	<b>\$6,091,408,138</b>		<b>\$65,405,338</b>	<b>\$1,364,775,479</b>	<b>\$1,124,729,105</b>	<b>\$1,147,223,687</b>	<b>\$1,188,054,270</b>	<b>\$230,824,556</b>	<b>\$235,441,047</b>
<b>Total Assessed Value</b>		<b>\$729,442,030</b>	<b>\$809,436,208</b>	<b>\$2,190,400,412</b>	<b>\$3,358,937,525</b>	<b>\$4,573,339,962</b>	<b>\$5,852,861,032</b>	<b>\$6,200,742,808</b>	<b>\$6,560,198,711</b>
<b>Incremental AV</b>			<b>\$79,994,178</b>	<b>\$1,460,958,382</b>	<b>\$2,629,495,495</b>	<b>\$3,843,897,932</b>	<b>\$5,123,419,002</b>	<b>\$5,471,300,778</b>	<b>\$5,830,756,681</b>
<b>Total tax increment @ 1%</b>			<b>\$799,942</b>	<b>\$14,609,584</b>	<b>\$26,294,955</b>	<b>\$38,438,979</b>	<b>\$51,234,190</b>	<b>\$54,713,008</b>	<b>\$58,307,567</b>
<b>City Share Available</b> 5.20%	<b>\$254,670,163</b>		<b>\$41,565</b>	<b>\$759,118</b>	<b>\$1,366,293</b>	<b>\$1,997,300</b>	<b>\$2,662,143</b>	<b>\$2,842,904</b>	<b>\$3,029,678</b>
Percent Allocated to EIFD			100%	100%	100%	100%	100%	90%	90%
Amount Allocated to EIFD	<b>\$97,757,347</b>		<b>\$41,565</b>	<b>\$759,118</b>	<b>\$1,366,293</b>	<b>\$1,997,300</b>	<b>\$2,662,143</b>	<b>\$2,558,613</b>	<b>\$2,726,710</b>
<b>Fire District Share Equivalent Available</b> 12.35%	<b>\$605,473,006</b>		<b>\$98,820</b>	<b>\$1,804,788</b>	<b>\$3,248,334</b>	<b>\$4,748,540</b>	<b>\$6,329,190</b>	<b>\$6,758,944</b>	<b>\$7,202,996</b>
Percent Allocated to EIFD			80%	80%	80%	80%	80%	70%	70%
Amount Allocated to EIFD	<b>\$157,930,876</b>		<b>\$79,056</b>	<b>\$1,443,830</b>	<b>\$2,598,667</b>	<b>\$3,798,832</b>	<b>\$5,063,352</b>	<b>\$4,731,261</b>	<b>\$5,042,097</b>
<b>Total Revenues Allocated to EIFD</b>	<b>\$255,688,223</b>		<b>\$120,622</b>	<b>\$2,202,948</b>	<b>\$3,964,961</b>	<b>\$5,796,133</b>	<b>\$7,725,495</b>	<b>\$7,289,874</b>	<b>\$7,768,808</b>



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

# APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis

DRAFT

	Total	8 2030	9 2031	10 2032	11 2033	12 2034	13 2035	14 2036	15 2037
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904	413 units \$153,756,504	413 units \$156,831,634	413 units \$159,968,267					
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094	96 units \$69,520,531	96 units \$70,910,942	96 units \$72,329,161					
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823	9,200 SF \$2,953,519	9,200 SF \$3,012,589	9,200 SF \$3,072,841					
Office \$211 PSF	222,000 SF \$54,292,954	40,000 SF \$9,888,805	40,000 SF \$10,086,581	40,000 SF \$10,288,313					
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574	20,000 SF \$4,030,508	20,000 SF \$4,111,118	20,000 SF \$4,193,341					
<b>Subtotal Value Add</b>	\$6,091,408,138	\$240,149,868	\$244,952,865	\$249,851,923	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$6,931,552,554	\$7,315,136,470	\$7,711,291,122	\$7,865,516,945	\$8,022,827,284	\$8,183,283,829	\$8,346,949,506	\$8,513,888,496
<b>Incremental AV</b>		\$6,202,110,524	\$6,585,694,440	\$6,981,849,092	\$7,136,074,915	\$7,293,385,254	\$7,453,841,799	\$7,617,507,476	\$7,784,446,466
<b>Total tax increment @ 1%</b>		\$62,021,105	\$65,856,944	\$69,818,491	\$71,360,749	\$72,933,853	\$74,538,418	\$76,175,075	\$77,844,465
<b>City Share Available</b> 5.20%	\$254,670,163	\$3,222,634	\$3,421,946	\$3,627,789	\$3,707,925	\$3,789,664	\$3,873,038	\$3,958,079	\$4,044,821
Percent Allocated to EIFD		90%	90%	90%	80%	80%	80%	80%	80%
Amount Allocated to EIFD	\$97,757,347	\$2,900,371	\$3,079,751	\$3,265,010	\$2,966,340	\$3,031,731	\$3,098,430	\$3,166,463	\$3,235,857
<b>Fire District Share Equivalent Available</b> 12.35%	\$605,473,006	\$7,661,746	\$8,135,605	\$8,624,993	\$8,815,515	\$9,009,847	\$9,208,066	\$9,410,250	\$9,616,477
Percent Allocated to EIFD		70%	70%	70%	60%	60%	60%	60%	60%
Amount Allocated to EIFD	\$157,930,876	\$5,363,222	\$5,694,923	\$6,037,495	\$5,289,309	\$5,405,908	\$5,524,840	\$5,646,150	\$5,769,886
<b>Total Revenues Allocated to EIFD</b>	\$255,688,223	\$8,263,593	\$8,774,675	\$9,302,505	\$8,255,649	\$8,437,639	\$8,623,270	\$8,812,613	\$9,005,743



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424)297-1070 | www.kosmont.com

**APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis**

**DRAFT**

	<b>Total</b>	<b>16 2038</b>	<b>17 2039</b>	<b>18 2040</b>	<b>19 2041</b>	<b>20 2042</b>	<b>21 2043</b>	<b>22 2044</b>	<b>23 2045</b>
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904								
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094								
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823								
Office \$211 PSF	222,000 SF \$54,292,954								
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574								
<b>Subtotal Value Add</b>	<b>\$6,091,408,138</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Assessed Value</b>		<b>\$8,684,166,266</b>	<b>\$8,857,849,591</b>	<b>\$9,035,006,583</b>	<b>\$9,215,706,715</b>	<b>\$9,400,020,849</b>	<b>\$9,588,021,266</b>	<b>\$9,779,781,691</b>	<b>\$9,975,377,325</b>
<b>Incremental AV</b>		<b>\$7,954,724,236</b>	<b>\$8,128,407,561</b>	<b>\$8,305,564,553</b>	<b>\$8,486,264,685</b>	<b>\$8,670,578,819</b>	<b>\$8,858,579,236</b>	<b>\$9,050,339,661</b>	<b>\$9,245,935,295</b>
<b>Total tax increment @ 1%</b>		<b>\$79,547,242</b>	<b>\$81,284,076</b>	<b>\$83,055,646</b>	<b>\$84,862,647</b>	<b>\$86,705,788</b>	<b>\$88,585,792</b>	<b>\$90,503,397</b>	<b>\$92,459,353</b>
<b>City Share Available</b> 5.20%	<b>\$254,670,163</b>	<b>\$4,133,298</b>	<b>\$4,223,544</b>	<b>\$4,315,595</b>	<b>\$4,409,488</b>	<b>\$4,505,258</b>	<b>\$4,602,943</b>	<b>\$4,702,583</b>	<b>\$4,804,215</b>
Percent Allocated to EIFD		<b>70%</b>	<b>70%</b>	<b>70%</b>	<b>70%</b>	<b>70%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>
Amount Allocated to EIFD	<b>\$97,757,347</b>	<b>\$2,893,308</b>	<b>\$2,956,481</b>	<b>\$3,020,917</b>	<b>\$3,086,641</b>	<b>\$3,153,680</b>	<b>\$2,761,766</b>	<b>\$2,821,550</b>	<b>\$2,882,529</b>
<b>Fire District Share Equivalent Available</b> 12.35%	<b>\$605,473,006</b>	<b>\$9,826,829</b>	<b>\$10,041,388</b>	<b>\$10,260,238</b>	<b>\$10,483,465</b>	<b>\$10,711,156</b>	<b>\$10,943,402</b>	<b>\$11,180,292</b>	<b>\$11,421,920</b>
Percent Allocated to EIFD		<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>40%</b>	<b>40%</b>	<b>40%</b>
Amount Allocated to EIFD	<b>\$157,930,876</b>	<b>\$4,913,414</b>	<b>\$5,020,694</b>	<b>\$5,130,119</b>	<b>\$5,241,732</b>	<b>\$5,355,578</b>	<b>\$4,377,361</b>	<b>\$4,472,117</b>	<b>\$4,568,768</b>
<b>Total Revenues Allocated to EIFD</b>	<b>\$255,688,223</b>	<b>\$7,806,723</b>	<b>\$7,977,175</b>	<b>\$8,151,036</b>	<b>\$8,328,374</b>	<b>\$8,509,259</b>	<b>\$7,139,127</b>	<b>\$7,293,666</b>	<b>\$7,451,297</b>



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

**APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis**

**DRAFT**

	<b>Total</b>	<b>24 2046</b>	<b>25 2047</b>	<b>26 2048</b>	<b>27 2049</b>	<b>28 2050</b>	<b>29 2051</b>	<b>30 2052</b>	<b>31 2053</b>
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904								
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094								
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823								
Office \$211 PSF	222,000 SF \$54,292,954								
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574								
<b>Subtotal Value Add</b>	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$10,174,884,872	\$10,378,382,569	\$10,585,950,220	\$10,797,669,225	\$11,013,622,609	\$11,233,895,062	\$11,458,572,963	\$11,687,744,422
<b>Incremental AV</b>		\$9,445,442,842	\$9,648,940,539	\$9,856,508,190	\$10,068,227,195	\$10,284,180,579	\$10,504,453,032	\$10,729,130,933	\$10,958,302,392
<b>Total tax increment @ 1%</b>		\$94,454,428	\$96,489,405	\$98,565,082	\$100,682,272	\$102,841,806	\$105,044,530	\$107,291,309	\$109,583,024
<b>City Share Available</b> 5.20%	\$254,670,163	\$4,907,879	\$5,013,617	\$5,121,470	\$5,231,480	\$5,343,690	\$5,458,144	\$5,574,887	\$5,693,965
Percent Allocated to EIFD		60%	60%	50%	50%	50%	50%	50%	40%
Amount Allocated to EIFD	\$97,757,347	\$2,944,728	\$3,008,170	\$2,560,735	\$2,615,740	\$2,671,845	\$2,729,072	\$2,787,444	\$2,277,586
<b>Fire District Share Equivalent Available</b> 12.35%	\$605,473,006	\$11,668,381	\$11,919,771	\$12,176,188	\$12,437,734	\$12,704,511	\$12,976,624	\$13,254,178	\$13,537,284
Percent Allocated to EIFD		40%	40%	30%	30%	30%	30%	30%	20%
Amount Allocated to EIFD	\$157,930,876	\$4,667,352	\$4,767,908	\$3,652,856	\$3,731,320	\$3,811,353	\$3,892,987	\$3,976,254	\$2,707,457
<b>Total Revenues Allocated to EIFD</b>	\$255,688,223	\$7,612,080	\$7,776,079	\$6,213,592	\$6,347,060	\$6,483,198	\$6,622,059	\$6,763,697	\$4,985,043



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

**APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis**

**DRAFT**

	<b>Total</b>	<b>32 2054</b>	<b>33 2055</b>	<b>34 2056</b>	<b>35 2057</b>	<b>36 2058</b>	<b>37 2059</b>	<b>38 2060</b>	<b>39 2061</b>
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904								
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094								
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823								
Office \$211 PSF	222,000 SF \$54,292,954								
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574								
<b>Subtotal Value Add</b>	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$11,921,499,310	\$12,159,929,297	\$12,403,127,883	\$12,651,190,440	\$12,904,214,249	\$13,162,298,534	\$13,425,544,505	\$13,694,055,395
<b>Incremental AV</b>		\$11,192,057,280	\$11,430,487,267	\$11,673,685,853	\$11,921,748,410	\$12,174,772,219	\$12,432,856,504	\$12,696,102,475	\$12,964,613,365
<b>Total tax increment @ 1%</b>		\$111,920,573	\$114,304,873	\$116,736,859	\$119,217,484	\$121,747,722	\$124,328,565	\$126,961,025	\$129,646,134
<b>City Share Available</b> 5.20%	\$254,670,163	\$5,815,425	\$5,939,314	\$6,065,681	\$6,194,575	\$6,326,047	\$6,460,148	\$6,596,931	\$6,736,450
Percent Allocated to EIFD		40%	40%	9%	9%	9%	9%	9%	9%
Amount Allocated to EIFD	\$97,757,347	\$2,326,170	\$2,375,726	\$545,911	\$557,512	\$569,344	\$581,413	\$593,724	\$606,281
<b>Fire District Share Equivalent Available</b> 12.35%	\$605,473,006	\$13,826,052	\$14,120,596	\$14,421,030	\$14,727,473	\$15,040,044	\$15,358,867	\$15,684,067	\$16,015,771
Percent Allocated to EIFD		20%	20%	5%	5%	5%	5%	5%	5%
Amount Allocated to EIFD	\$157,930,876	\$2,765,210	\$2,824,119	\$721,051	\$736,374	\$752,002	\$767,943	\$784,203	\$800,789
<b>Total Revenues Allocated to EIFD</b>	\$255,688,223	\$5,091,381	\$5,199,845	\$1,266,963	\$1,293,885	\$1,321,346	\$1,349,357	\$1,377,927	\$1,407,069



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424)297-1070 | www.kosmont.com

**APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis**

**DRAFT**

	<b>Total</b>	<b>40 2062</b>	<b>41 2063</b>	<b>42 2064</b>	<b>43 2065</b>	<b>44 2066</b>	<b>45 2067</b>	<b>46 2068</b>	<b>47 2069</b>
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904								
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094								
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823								
Office \$211 PSF	222,000 SF \$54,292,954								
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574								
<b>Subtotal Value Add</b>	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$13,967,936,503	\$14,247,295,233	\$14,532,241,137	\$14,822,885,960	\$15,119,343,679	\$15,421,730,553	\$15,730,165,164	\$16,044,768,467
<b>Incremental AV</b>		\$13,238,494,473	\$13,517,853,203	\$13,802,799,107	\$14,093,443,930	\$14,389,901,649	\$14,692,288,523	\$15,000,723,134	\$15,315,326,437
<b>Total tax increment @ 1%</b>		\$132,384,945	\$135,178,532	\$138,027,991	\$140,934,439	\$143,899,016	\$146,922,885	\$150,007,231	\$153,153,264
<b>City Share Available</b> 5.20%	\$254,670,163	\$6,878,760	\$7,023,915	\$7,171,974	\$7,322,994	\$7,477,034	\$7,634,155	\$7,794,419	\$7,957,888
Percent Allocated to EIFD		9%	9%	9%	9%	9%	9%	9%	9%
Amount Allocated to EIFD	\$97,757,347	\$619,088	\$632,152	\$645,478	\$659,069	\$672,933	\$687,074	\$701,498	\$716,210
<b>Fire District Share Equivalent Available</b> 12.35%	\$605,473,006	\$16,354,108	\$16,699,213	\$17,051,219	\$17,410,266	\$17,776,493	\$18,150,045	\$18,531,069	\$18,919,712
Percent Allocated to EIFD		5%	5%	5%	5%	5%	5%	5%	5%
Amount Allocated to EIFD	\$157,930,876	\$817,705	\$834,961	\$852,561	\$870,513	\$888,825	\$907,502	\$926,553	\$945,986
<b>Total Revenues Allocated to EIFD</b>	\$255,688,223	\$1,436,794	\$1,467,113	\$1,498,039	\$1,529,583	\$1,561,758	\$1,594,576	\$1,628,051	\$1,662,196



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

# APPENDIX C: Rancho Cucamonta EIFD - Projected Tax Increment Revenue Analysis

DRAFT

	Total	48 2070	49 2071	50 2072
<b>New Development</b>				
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904			
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094			
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823			
Office \$211 PSF	222,000 SF \$54,292,954			
Hotel \$162,000 per unit	171 units \$29,852,790			
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574			
<b>Subtotal Value Add</b>	\$6,091,408,138	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$16,365,663,837	\$16,692,977,113	\$17,026,836,656
<b>Incremental AV</b>		\$15,636,221,807	\$15,963,535,083	\$16,297,394,626
<b>Total tax increment @ 1%</b>		\$156,362,218	\$159,635,351	\$162,973,946
<b>City Share Available</b> 5.20%	\$254,670,163	\$8,124,626	\$8,294,699	\$8,468,173
Percent Allocated to EIFD		9%	9%	9%
Amount Allocated to EIFD	\$97,757,347	\$731,216	\$746,523	\$762,136
<b>Fire District Share Equivalent Available</b> 12.35%	\$605,473,006	\$19,316,129	\$19,720,474	\$20,132,905
Percent Allocated to EIFD		5%	5%	5%
Amount Allocated to EIFD	\$157,930,876	\$965,806	\$986,024	\$1,006,645
<b>Total Revenues Allocated to EIFD</b>	\$255,688,223	\$1,697,023	\$1,732,547	\$1,768,781



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Rancho Cucamonga</b>			
Estimated Fiscal Revenues (Net of Allocation of TI to EIFD)	\$25,486,770	\$1,620,569,600	\$650,817,300
Estimated Fiscal Expenditures	\$20,218,100	\$1,257,660,100	\$505,229,600
<b>Estimated Net Fiscal Impact to City</b>	<b>\$5,268,670</b>	<b>\$362,909,500</b>	<b>\$145,587,700</b>
<b>Rancho Cucamonga Fire Protection District</b>			
Estimated Fiscal Revenues (Net of Allocation of TI to EIFD)	\$5,795,350	\$462,129,400	\$171,640,900
Estimated Fiscal Expenditures	\$4,613,300	\$286,979,900	\$115,294,800
<b>Estimated Net Fiscal Impact to Fire District</b>	<b>\$1,182,050</b>	<b>\$175,149,500</b>	<b>\$56,346,100</b>

Key Land Use Assumptions (Stabilized Year 25)

Project Component	
For-Sale Residential	1,514 DU
Rental Residential	10,253 DU
Commercial / Retail	922,000 SF
Office	222,000 SF
Industrial	6,272,408 SF
Hotel	171 rooms

Notes:

Assumes installation of necessary public infrastructure  
 Values in 2022 dollars



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com



Summary of Estimated Fiscal Impacts to City and Fire Fund

Stabilized

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2027	2032	2037	2042	2047	2052	2062	2072			
<b>City of Rancho Cucamonga Revenues</b>											
Property Tax	\$2,865,700	\$3,858,000	\$4,259,500	\$4,702,900	\$5,192,400	\$5,732,800	\$6,988,200	\$8,518,600	2.0%	\$262,298,600	\$111,401,900
Property Tax Allocation to EIFD	(\$2,865,700)	(\$3,472,200)	(\$3,407,600)	(\$3,292,030)	(\$3,115,440)	(\$2,866,400)	(\$628,938)	(\$766,674)	2.0%	(\$102,186,800)	(\$57,115,000)
Property Tax In-Lieu of MVLFF	\$3,687,300	\$4,983,700	\$5,502,400	\$6,075,100	\$6,707,400	\$7,405,512	\$9,027,277	\$11,004,201	2.0%	\$338,719,400	\$143,809,700
Property Transfer Tax	\$177,600	\$250,300	\$276,400	\$305,200	\$336,900	\$371,965	\$453,423	\$552,720	2.0%	\$17,015,400	\$7,227,400
Sales and Use Tax - Direct / On-Site	\$4,210,900	\$5,091,700	\$5,902,700	\$6,842,900	\$7,932,700	\$9,196,173	\$12,358,888	\$16,609,312	3.0%	\$428,828,800	\$173,618,900
Sales and Use Tax - Indirect / Off-Site	\$2,113,600	\$3,082,000	\$3,572,800	\$4,141,900	\$4,801,600	\$5,566,370	\$7,480,736	\$10,053,484	3.0%	\$257,590,400	\$103,455,900
Transient Occupancy Tax	\$792,300	\$918,500	\$1,064,800	\$1,234,400	\$1,431,000	\$1,658,921	\$2,229,451	\$2,996,196	3.0%	\$77,389,300	\$31,349,600
Prop 172 Half Cent Sales Tax	\$145,500	\$188,000	\$218,000	\$252,700	\$293,000	\$339,667	\$456,484	\$613,477	3.0%	\$15,792,700	\$6,374,600
Franchise Fees	\$940,200	\$1,366,300	\$1,584,000	\$1,836,300	\$2,128,700	\$2,467,747	\$3,316,445	\$4,457,025	3.0%	\$114,228,600	\$45,891,600
Business Licenses (incl. penalties)	\$260,400	\$338,000	\$391,800	\$454,200	\$526,500	\$610,358	\$820,270	\$1,102,374	3.0%	\$28,494,100	\$11,558,100
Animal Licenses	\$35,200	\$52,100	\$60,400	\$70,000	\$81,200	\$94,133	\$126,507	\$170,015	3.0%	\$4,351,500	\$1,745,700
Fines and Forfeitures	\$124,700	\$181,300	\$210,200	\$243,600	\$282,400	\$327,379	\$439,970	\$591,283	3.0%	\$15,154,400	\$6,088,400
Use of Money and Property	\$192,900	\$280,400	\$325,000	\$376,800	\$436,800	\$506,371	\$680,520	\$914,562	3.0%	\$23,439,600	\$9,417,000
Charges for Services	\$453,000	\$670,200	\$776,900	\$900,600	\$1,044,100	\$1,210,398	\$1,626,674	\$2,186,114	3.0%	\$55,956,600	\$22,448,300
Intergovernmental	\$26,600	\$38,700	\$44,900	\$52,000	\$60,300	\$69,904	\$93,945	\$126,255	3.0%	\$3,235,900	\$1,300,100
Other Revenue	\$446,700	\$649,200	\$752,600	\$872,400	\$1,011,400	\$1,172,490	\$1,575,728	\$2,117,647	3.0%	\$54,272,800	\$21,804,200
Transfers In	\$213,900	\$310,900	\$360,400	\$417,800	\$484,300	\$561,436	\$754,524	\$1,014,017	3.0%	\$25,988,300	\$10,440,900
<b>Estimated Total Revenues</b>	<b>\$13,820,800</b>	<b>\$18,787,100</b>	<b>\$21,895,200</b>	<b>\$25,486,770</b>	<b>\$29,635,260</b>	<b>\$34,425,225</b>	<b>\$47,800,106</b>	<b>\$62,260,607</b>		<b>\$1,620,569,600</b>	<b>\$650,817,300</b>
<b>City of Rancho Cucamonga Expenditures</b>											
Police	\$5,829,900	\$8,472,700	\$9,822,200	\$11,386,600	\$13,200,200	\$15,302,650	\$20,565,481	\$27,638,287	3.0%	\$708,336,100	\$284,575,200
Non-departmental	\$546,000	\$793,400	\$919,800	\$1,066,300	\$1,236,200	\$1,433,095	\$1,925,959	\$2,588,328	3.0%	\$66,335,200	\$26,650,100
City Council	\$12,800	\$18,600	\$21,600	\$25,000	\$29,000	\$33,619	\$45,181	\$60,720	3.0%	\$1,556,200	\$625,200
City Management	\$100,500	\$146,000	\$169,300	\$196,200	\$227,500	\$263,735	\$354,438	\$476,334	3.0%	\$12,207,800	\$4,904,500
City Clerk	\$200	\$300	\$300	\$400	\$400	\$464	\$623	\$838	3.0%	\$2,160	\$8,700
Animal Care and Services	\$312,100	\$461,700	\$535,200	\$620,500	\$719,300	\$833,866	\$1,120,646	\$1,506,054	3.0%	\$38,549,700	\$15,465,100
Records Management	\$48,400	\$70,300	\$81,600	\$94,500	\$109,600	\$127,056	\$170,753	\$229,478	3.0%	\$5,881,200	\$2,362,800
Healthy RC Program	\$60,700	\$89,800	\$104,100	\$120,700	\$139,900	\$162,182	\$217,960	\$292,920	3.0%	\$7,497,500	\$3,007,700
Community Affairs	\$51,100	\$74,200	\$86,100	\$99,800	\$115,700	\$134,128	\$180,257	\$242,250	3.0%	\$6,208,300	\$2,494,100
Admin. Services - Admin	\$17,800	\$25,800	\$29,900	\$34,700	\$40,200	\$46,603	\$62,630	\$84,170	3.0%	\$2,157,300	\$866,800
Business Licensing	\$27,400	\$35,500	\$41,200	\$47,800	\$55,400	\$64,224	\$86,311	\$115,995	3.0%	\$2,997,700	\$1,215,900
City Facilities	\$94,000	\$136,600	\$158,300	\$183,500	\$212,800	\$246,694	\$331,535	\$445,556	3.0%	\$11,418,700	\$4,587,400
Finance	\$148,900	\$216,400	\$250,800	\$290,800	\$337,100	\$390,791	\$525,191	\$705,813	3.0%	\$18,089,000	\$7,267,300
Innovation and Tech Services	\$364,800	\$530,100	\$614,600	\$712,500	\$825,900	\$957,444	\$1,286,725	\$1,729,251	3.0%	\$44,319,300	\$17,805,500
Human Resources	\$55,600	\$80,700	\$93,600	\$108,500	\$125,800	\$145,837	\$195,992	\$263,397	3.0%	\$6,750,200	\$2,711,800
Procurement	\$24,800	\$36,100	\$41,800	\$48,500	\$56,200	\$65,151	\$87,558	\$117,670	3.0%	\$3,016,200	\$1,211,800
Risk Management	\$27,800	\$40,400	\$46,800	\$54,300	\$63,000	\$73,034	\$98,152	\$131,908	3.0%	\$3,379,800	\$1,357,700
Treasury Management	\$600	\$800	\$1,000	\$1,100	\$1,300	\$1,507	\$2,025	\$2,722	3.0%	\$69,800	\$28,000
City Telecommunications	\$22,500	\$32,700	\$37,900	\$43,900	\$50,900	\$59,007	\$79,301	\$106,573	3.0%	\$2,731,400	\$1,097,400
Economic and Comm. Development	\$82,500	\$120,000	\$139,100	\$161,200	\$186,900	\$216,668	\$291,184	\$391,327	3.0%	\$10,029,300	\$4,029,300
Building and Safety	\$178,000	\$258,600	\$299,800	\$347,600	\$403,000	\$467,187	\$627,861	\$843,793	3.0%	\$21,624,700	\$8,687,600
Engineering	\$239,300	\$347,700	\$403,100	\$467,300	\$541,800	\$628,095	\$844,107	\$1,134,409	3.0%	\$29,072,800	\$11,679,900
Fire Facilities Maintenance	\$34,700	\$50,400	\$58,400	\$67,700	\$78,500	\$91,003	\$122,300	\$164,362	3.0%	\$4,212,200	\$1,692,200
City Facilities Maintenance	\$348,900	\$507,100	\$587,800	\$681,400	\$790,000	\$915,827	\$1,230,794	\$1,654,085	3.0%	\$42,391,900	\$17,031,000
Planning	\$184,000	\$267,500	\$310,100	\$359,500	\$416,700	\$483,070	\$649,205	\$872,477	3.0%	\$22,361,000	\$8,983,600
Planning Commission	\$1,900	\$2,800	\$3,200	\$3,700	\$4,300	\$4,985	\$6,699	\$9,003	3.0%	\$230,700	\$92,600
Vehicle and Equip. Maintenance	\$110,100	\$159,900	\$185,400	\$215,000	\$249,200	\$288,891	\$388,245	\$521,769	3.0%	\$13,372,100	\$5,372,200
Street Maintenance	\$238,700	\$346,900	\$402,200	\$466,200	\$540,500	\$626,588	\$842,081	\$1,131,687	3.0%	\$29,003,100	\$11,651,900
Park Maintenance	\$295,200	\$436,700	\$506,300	\$586,900	\$680,400	\$788,770	\$1,060,041	\$1,424,607	3.0%	\$36,464,900	\$14,628,700
Community Improvement	\$79,100	\$115,000	\$133,300	\$154,500	\$179,200	\$207,742	\$279,188	\$375,205	3.0%	\$9,615,300	\$3,862,800
Community Services	\$804,600	\$1,169,300	\$1,355,600	\$1,571,500	\$1,821,800	\$2,111,966	\$2,838,305	\$3,814,445	3.0%	\$97,759,100	\$39,274,800
<b>Estimated Total Expenditures</b>	<b>\$10,342,900</b>	<b>\$15,044,000</b>	<b>\$17,440,400</b>	<b>\$20,218,100</b>	<b>\$23,438,700</b>	<b>\$27,171,877</b>	<b>\$36,516,731</b>	<b>\$49,075,433</b>		<b>\$1,257,660,100</b>	<b>\$505,229,600</b>
<b>Estimated Annual Net Fiscal Impact</b>	<b>\$3,477,900</b>	<b>\$3,743,100</b>	<b>\$4,454,800</b>	<b>\$5,268,670</b>	<b>\$6,196,560</b>	<b>\$7,253,348</b>	<b>\$11,283,375</b>	<b>\$13,185,174</b>		<b>\$362,909,500</b>	<b>\$145,587,700</b>
<i>Revenue / Expenditure Ratio</i>	1.34	1.25	1.26	1.26	1.26	1.27	1.31	1.27		1.29	1.29

Notes:  
 Assumes installation of necessary public infrastructure  
 Values in 2022 dollars  
 Select years shown for illustration



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424)297-1070 | www.kosmont.com

Summary of Estimated Fiscal Impacts to City and Fire Fund

Stablized

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2027	2032	2037	2042	2047	2052	2062	2072			
<b>Rancho Cucamonga Fire Protection District Revenues</b>											
Property Tax	\$6,272,400	\$8,444,300	\$9,323,200	\$10,293,500	\$11,364,900	\$12,547,700	\$15,295,600	\$18,645,300	2.0%	\$574,110,900	\$243,832,800
Property Tax Allocation to EIFD	(\$5,017,920)	(\$5,911,010)	(\$5,593,920)	(\$5,146,750)	(\$4,545,960)	(\$3,764,310)	(\$764,780)	(\$932,265)	2.0%	(\$152,329,600)	(\$88,401,900)
Fire Fund - Other Revenues	\$332,100	\$482,600	\$559,500	\$648,600	\$751,900	\$871,658	\$1,171,436	\$1,574,312	3.0%	\$40,348,100	\$16,210,000
<b>Estimated Total Revenues</b>	<b>\$1,586,580</b>	<b>\$3,015,890</b>	<b>\$4,288,780</b>	<b>\$5,795,350</b>	<b>\$7,570,840</b>	<b>\$9,655,048</b>	<b>\$15,702,256</b>	<b>\$19,287,347</b>		<b>\$462,129,400</b>	<b>\$171,640,900</b>
<b>Rancho Cucamonga Fire Protection District Expenditures</b>											
Fire Fund (Non-General Fund)	\$2,362,000	\$3,432,700	\$3,979,400	\$4,613,300	\$5,348,000	\$6,199,798	\$8,332,010	\$11,197,524	3.0%	\$286,979,900	\$115,294,800
<b>Estimated Total Expenditures</b>	<b>\$2,362,000</b>	<b>\$3,432,700</b>	<b>\$3,979,400</b>	<b>\$4,613,300</b>	<b>\$5,348,000</b>	<b>\$6,199,798</b>	<b>\$8,332,010</b>	<b>\$11,197,524</b>		<b>\$286,979,900</b>	<b>\$115,294,800</b>
<b>Estimated Annual Net Fiscal Impact</b>	<b>(\$775,420)</b>	<b>(\$416,810)</b>	<b>\$309,380</b>	<b>\$1,182,050</b>	<b>\$2,222,840</b>	<b>\$3,455,250</b>	<b>\$7,370,246</b>	<b>\$8,089,822</b>		<b>\$175,149,500</b>	<b>\$56,346,100</b>
<i>Revenue / Expenditure Ratio</i>	<i>0.67</i>	<i>0.88</i>	<i>1.08</i>	<i>1.26</i>	<i>1.42</i>	<i>1.56</i>	<i>1.88</i>	<i>1.72</i>		<i>1.61</i>	<i>1.49</i>

Notes:  
 Assumes installation of necessary public infrastructure  
 Values in 2022 dollars  
 Select years shown for illustration



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.  
 1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

## Project Description

Project Component	Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042
For-Sale Residential	1,034 DU	1,514 DU	1,514 DU	1,514 DU
Rental Residential	8,186 DU	10,253 DU	10,253 DU	10,253 DU
<b>Total Residential</b>	<b>9,220 DU</b>	<b>11,767 DU</b>	<b>11,767 DU</b>	<b>11,767 DU</b>
Hotel	171 rooms	171 rooms	171 rooms	171 rooms
Commercial / Retail	876,000 SF	922,000 SF	922,000 SF	922,000 SF
Office	22,000 SF	222,000 SF	222,000 SF	222,000 SF
Industrial	6,172,408 SF	6,272,408 SF	6,272,408 SF	6,272,408 SF
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>	<i>1.35</i>
Estimated A/V - SF Residential	<i>\$618K Per Unit</i>	\$705,605,362	\$1,140,691,138	\$1,259,415,188
Estimated A/V - MF Residential	<i>\$317K Per Unit</i>	\$2,869,024,452	\$3,967,476,157	\$4,380,414,262
Estimated A/V - Hotel	<i>\$162K Per Room</i>	\$30,585,246	\$33,768,583	\$37,283,245
Estimated A/V - Retail	<i>\$274 PSF</i>	\$265,005,891	\$307,952,122	\$340,004,027
Estimated A/V - Office	<i>\$211 PSF</i>	\$5,125,143	\$57,100,137	\$63,043,165
Estimated A/V - Industrial	<i>\$172 PSF</i>	\$1,172,151,995	\$1,315,117,221	\$1,451,995,677
<b>Total Estimated Assessed Value</b>	<b>\$5,047,498,089</b>	<b>\$6,822,105,358</b>	<b>\$7,532,155,563</b>	<b>\$8,316,108,364</b>

Notes:

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

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

Select years shown for illustration

Values in 2022 dollars

Project Employment and Occupants

Project Component		Year 5	Year 10	Year 15	Year 20
		2027	2032	2037	2042
Industrial		6,172,408 SF	6,272,408 SF	6,272,408 SF	6,272,408 SF
Commercial / Retail		876,000 SF	922,000 SF	922,000 SF	922,000 SF
Office		22,000 SF	222,000 SF	222,000 SF	222,000 SF
Hotel		171 Rooms	171 Rooms	171 Rooms	171 Rooms
For-sale Residential		1,034 DU	1,514 DU	1,514 DU	1,514 DU
Rental Residential		8,186 DU	10,253 DU	10,253 DU	10,253 DU
<b>Estimated # Employees (FTE)</b>					
Industrial	1,500 SF / emp	4,115	4,182	4,182	4,182
Commercial / Retail	400 SF / emp	2,190	2,305	2,305	2,305
Office	350 SF / emp	63	634	634	634
Hotel	1.5 room / emp	114	114	114	114
For-sale Residential	0 DU / emp	0	0	0	0
Rental Residential	50 DU / emp	164	205	205	205
<b>Total Estimated # Employees (FTE)</b>		<b>6,646</b>	<b>7,440</b>	<b>7,440</b>	<b>7,440</b>
Occupied Dwelling Units	95%	8,759 DU	11,179 DU	11,179 DU	11,179 DU
Residents	2.25 per DU	19,708	25,152	25,152	25,152
Employees Weighted at 50%	50%	3,323	3,720	3,720	3,720
<b>Total Service Population (Residents + Empl.)</b>		<b>23,031</b>	<b>28,872</b>	<b>28,872</b>	<b>28,872</b>
Occupied Hotel Rooms	75%	128 rooms	128 rooms	128 rooms	128 rooms
Hotel Guests	1.5 per room	192	192	192	192

Notes:

Average household size reflects City average household size and product mix of multifamily units

Select years shown for illustration

Values in 2022 dollars



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Property Tax

		Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042	Year 30 2052	Year 40 2062	Year 50 2072
Estimated Assessed Value - Residential		\$3,574,629,814	\$5,108,167,295	\$5,639,829,450	\$6,226,827,429	\$7,590,467,890	\$9,252,738,003	\$11,279,035,996
Estimated Assessed Value - Non-Residential		\$1,472,868,276	\$1,713,938,063	\$1,892,326,113	\$2,089,280,935	\$2,546,821,801	\$3,104,561,565	\$3,784,443,224
<b>Total Estimated Assessed Value</b>		<b>\$5,047,498,089</b>	<b>\$6,822,105,358</b>	<b>\$7,532,155,563</b>	<b>\$8,316,108,364</b>	<b>\$10,137,289,692</b>	<b>\$12,357,299,568</b>	<b>\$15,063,479,220</b>
Total Secured Property Tax General Levy	1.00%	\$50,474,981	\$68,221,054	\$75,321,556	\$83,161,084	\$101,372,897	\$123,572,996	\$150,634,792
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$1,472,868	\$1,713,938	\$1,892,326	\$2,089,281	\$2,546,822	\$3,104,562	\$3,784,443
Total Estimated Secured + Unsecured Property Tax		\$51,947,849	\$69,934,992	\$77,213,882	\$85,250,365	\$103,919,719	\$126,677,557	\$154,419,235
<b>Distributions to Taxing Entities</b>								
City of Rancho Cucamonga	5.52%	\$2,865,700	\$3,858,000	\$4,259,500	\$4,702,900	\$5,732,800	\$6,988,200	\$8,518,600
City Allocation to EIFD - Percent		100%	90%	80%	70%	50%	9%	9%
City Allocation to EIFD - Dollar Amount		(\$2,865,700)	(\$3,472,200)	(\$3,407,600)	(\$3,292,030)	(\$2,866,400)	(\$628,938)	(\$766,674)
<b>Net Property Tax to City</b>		<b>\$0</b>	<b>\$385,800</b>	<b>\$851,900</b>	<b>\$1,410,870</b>	<b>\$2,866,400</b>	<b>\$6,359,262</b>	<b>\$7,751,926</b>
Rancho Cucamonga Fire District	12.07%	\$6,272,400	\$8,444,300	\$9,323,200	\$10,293,500	\$12,547,700	\$15,295,600	\$18,645,300
Fire District Allocation to EIFD - Percent		80%	70%	60%	50%	30%	5%	5%
Fire District Allocation to EIFD - Dollar Amount		(\$5,017,920)	(\$5,911,010)	(\$5,593,920)	(\$5,146,750)	(\$3,764,310)	(\$764,780)	(\$932,265)
<b>Net Property Tax to Fire District</b>		<b>\$1,254,480</b>	<b>\$2,533,290</b>	<b>\$3,729,280</b>	<b>\$5,146,750</b>	<b>\$8,783,390</b>	<b>\$14,530,820</b>	<b>\$17,713,035</b>

Notes:

General levy distributions represent primary tax rate areas (TRAs) 4000, 4002, 4004, 4058, 4083, 4085, 4008, 4080  
 Does not include property tax overrides above 1% general levy  
 Select years shown for illustration  
 Values in 2022 dollars

Source: San Bernardino County Auditor-Controller (2022)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

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

Total AV within CITY (FY 2019-20)	\$27,642,340,160				
Current Property Tax In-Lieu of MVLFF (2019-2020)	\$20,193,480				
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$731				
	<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>	<i>Year 15</i>	<i>Year 20</i>
	<b>2023</b>	<b>2027</b>	<b>2032</b>	<b>2037</b>	<b>2042</b>
Estimated Project Assessed Value	\$65,405,338	\$5,047,498,089	\$6,822,105,358	\$7,532,155,563	\$8,316,108,364
Incremental Property Tax In-Lieu of MVLFF to City	\$47,800	\$3,687,300	\$4,983,700	\$5,502,400	\$6,075,100
<b>Net Incremental Property Tax In-Lieu of MVLFF to City</b>	<b>\$47,800</b>	<b>\$3,687,300</b>	<b>\$4,983,700</b>	<b>\$5,502,400</b>	<b>\$6,075,100</b>

Notes:  
 Select years shown for illustration  
 Values in 2022 dollars

Source: San Bernardino County Auditor-Controller (2022)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.  
 1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Property Transfer Tax

	Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042
Estimated Assessed Value - SF Residential	\$705,605,362	\$1,140,691,138	\$1,259,415,188	\$1,390,496,133
Estimated Property Turnover Rate	15.0%	15.0%	15.0%	15.0%
Estimated Value of Property Transferred - SF Residential	\$105,840,804	\$171,103,671	\$188,912,278	\$208,574,420
Estimated Assessed Value - Other	\$4,341,892,727	\$5,681,414,220	\$6,272,740,375	\$6,925,612,231
Estimated Property Turnover Rate	5.0%	5.0%	5.0%	5.0%
Estimated Value of Property Transferred - Other	\$217,094,636	\$284,070,711	\$313,637,019	\$346,280,612
Estimated Value of Property Transferred - Total	\$322,935,441	\$455,174,382	\$502,549,297	\$554,855,031
Total Transfer Tax	\$1.10 per \$1,000 \$35,522,900	\$50,069,200	\$55,280,400	\$61,034,100
<b>Transfer Tax to City</b>	<b>\$0.55 per \$1,000 \$177,600</b>	<b>\$250,300</b>	<b>\$276,400</b>	<b>\$305,200</b>

Notes:

Select years shown for illustration

Values in 2022 dollars

Source: San Bernardino County Auditor-Controller (2022)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Sales Tax - Direct / On-Site

Project Component	Year 5	Year 10	Year 15	Year 20
	2027	2032	2037	2042
Retail SF	876,000 SF	922,000 SF	922,000 SF	922,000 SF
Industrial SF Assumed to Generate Local Sales Tax Allocation	308,620 SF	313,620 SF	313,620 SF	313,620 SF
Total Sales-Generating SF	1,184,620 SF	1,235,620 SF	1,235,620 SF	1,235,620 SF
Estimated Taxable Sales	\$275 PSF \$377,657,422	\$456,656,886	\$529,390,489	\$613,708,669
Sales Tax to City	1.00% \$3,776,574	\$4,566,569	\$5,293,905	\$6,137,087
Use Tax as % of Sales Tax	11.50% \$434,306	\$525,155	\$608,799	\$705,765
<b>Sales and Use Tax to City - Direct</b>	<b>\$4,210,900</b>	<b>\$5,091,700</b>	<b>\$5,902,700</b>	<b>\$6,842,900</b>

Notes:

Analysis assumes approximately 10% of industrial uses will generate locally allocated sales tax. Based on Kosmont research, local allocation varies widely according to various factors, such as location of seller's registered office of business, location of goods at time of sale, and method of delivery to the customer. Sales may be allocated to the jurisdiction of the fulfillment center, the jurisdiction of the seller's registered office, or the Countywide pool.

County sales tax for transportation based on Measure I (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)

Taxable sales PSF factor escalated 3% annually

Select years shown for illustration.

Values in 2022 dollars.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com



Sales Tax - Indirect / Off-Site

		Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042
Estimated # Employees		6,646	7,440	7,440	7,440
Estimated Annual Taxable Retail Spending / Empl.		\$6,701	\$7,768	\$9,005	\$10,439
Estimated Employee Taxable Retail Spending		\$44,528,971	\$57,792,325	\$66,997,144	\$77,668,052
Estimated Capture within City	50.0%	\$22,264,485	\$28,896,162	\$33,498,572	\$38,834,026
Estimated # Occupied Dwelling Units		8,759 DU	11,179 DU	11,179 DU	11,179 DU
Estimated Annual Taxable Retail Spending / HH		\$40,323	\$46,745	\$54,190	\$62,822
Estimated Resident Taxable Retail Spending		\$353,187,309	\$522,547,826	\$605,776,148	\$702,260,583
Estimated Capture within City	50.0%	\$176,593,654	\$261,273,913	\$302,888,074	\$351,130,291
Estimated # Occupied Hotel Rooms		128 rooms	128 rooms	128 rooms	128 rooms
Estimated Annual Taxable Retail Spending / Room		\$21,157	\$24,526	\$28,433	\$32,962
Estimated Resident Taxable Retail Spending		\$2,713,353	\$3,145,520	\$3,646,520	\$4,227,316
Estimated Capture within City	25.0%	\$678,338	\$786,380	\$911,630	\$1,056,829
<b>Total Estimated Indirect Taxable Sales</b>		<b>\$199,536,478</b>	<b>\$290,956,456</b>	<b>\$337,298,276</b>	<b>\$391,021,146</b>
Less Estimated Capture Within District Retail	(5.0%)	(\$9,976,824)	(\$14,547,823)	(\$16,864,914)	(\$19,551,057)
Net Indirect Taxable Sales		\$189,559,654	\$276,408,633	\$320,433,362	\$371,470,089
Sales Tax to City	1.00%	\$1,895,597	\$2,764,086	\$3,204,334	\$3,714,701
Use Tax as % of Sales Tax	11.50%	\$217,994	\$317,870	\$368,498	\$427,191
<b>Sales and Use Tax to City - Indirect</b>		<b>\$2,113,600</b>	<b>\$3,082,000</b>	<b>\$3,572,800</b>	<b>\$4,141,900</b>

Notes:

- County sales tax for transportation based on Measure I (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
- Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)
- Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).
- Household spending based on average household income within City.
- Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.
- Adjusted for inflation assuming 3% annual inflation rate.
- Select years shown for illustration.
- Values in 2022 dollars.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Transient Occupancy Tax ("TOT") to City

	Year 5 <b>2027</b>	Year 10 <b>2032</b>	Year 15 <b>2037</b>	Year 20 <b>2042</b>
Estimated # Hotel Rooms	171 rooms	171 rooms	171 rooms	171 rooms
Average Daily Room Rate (ADR)	\$174	\$202	\$234	\$271
Average Occupancy Rate	73%	73%	73%	73%
Annual Hotel Room Receipts	\$7,922,992	\$9,184,919	\$10,647,839	\$12,343,763
<b>TOT to City</b>	<b>10.00%</b>	<b>\$792,300</b>	<b>\$918,500</b>	<b>\$1,064,800</b>

Notes:  
 Adjusted for inflation assuming 3% annual inflation rate.  
 Select years shown for illustration.  
 Values in 2022 dollars.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Service Population

City Population	175,131
City Employee Population	79,840
<u>Employee Weighting for Service Population</u>	<u>0.5</u>
Weighted # Employees	39,920
<b><u>Total Service Population</u></b>	<b><u>215,051</u></b>

Source: CA Department of Finance, CA Employment Development Department (2021)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population / Factor	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20
							2027	2032	2037	2042
<b>Revenues</b>										
Prop 172 Half Cent Sales Tax	\$735,370	As % of Total Sales Tax	\$31,965,020	0%	2.30%	N/A	2.30%	2.30%	2.30%	2.30%
Franchise Fees	\$7,572,760	Service Population	215,051	0%	\$35.21	3.0%	\$40.82	\$47.32	\$54.86	\$63.60
Business Licenses (incl. penalties)	\$2,698,710	Per Employee	79,840	0%	\$33.80	3.0%	\$39.19	\$45.43	\$52.66	\$61.05
Animal Licenses	\$270,000	Per Resident	175,131	0%	\$1.54	3.0%	\$1.79	\$2.07	\$2.40	\$2.78
Fines and Forfeitures	\$1,004,750	Service Population	215,051	0%	\$4.67	3.0%	\$5.42	\$6.28	\$7.28	\$8.44
Use of Money and Property	\$1,553,990	Service Population	215,051	0%	\$7.23	3.0%	\$8.38	\$9.71	\$11.26	\$13.05
Charges for Services	\$3,472,090	Per Resident	175,131	0%	\$19.83	3.0%	\$22.98	\$26.64	\$30.89	\$35.81
Intergovernmental	\$214,580	Service Population	215,051	0%	\$1.00	3.0%	\$1.16	\$1.34	\$1.55	\$1.80
Other Revenue	\$3,598,000	Service Population	215,051	0%	\$16.73	3.0%	\$19.40	\$22.48	\$26.07	\$30.22
Transfers In	\$1,722,910	Service Population	215,051	0%	\$8.01	3.0%	\$9.29	\$10.77	\$12.48	\$14.47
Fire Fund - Other Revenues	\$2,674,960	Service Population	215,051	0%	\$12.44	3.0%	\$14.42	\$16.72	\$19.38	\$22.47
<b>Total Selected Revenues</b>	<b>\$25,518,120</b>									
<b>Expenditures</b>										
Police	\$46,958,580	Service Population	215,051	0%	\$218.36	3.0%	\$253.14	\$293.46	\$340.20	\$394.38
Non-departmental	\$5,863,390	Service Population	215,051	25%	\$20.45	3.0%	\$23.71	\$27.48	\$31.86	\$36.93
City Council	\$137,600	Service Population	215,051	25%	\$0.48	3.0%	\$0.56	\$0.64	\$0.75	\$0.87
City Management	\$1,079,110	Service Population	215,051	25%	\$3.76	3.0%	\$4.36	\$5.06	\$5.86	\$6.80
City Clerk	\$1,980	Service Population	215,051	25%	\$0.01	3.0%	\$0.01	\$0.01	\$0.01	\$0.01
Animal Care and Services	\$3,189,380	Per Resident	175,131	25%	\$13.66	3.0%	\$15.83	\$18.36	\$21.28	\$24.67
Records Management	\$519,850	Service Population	215,051	25%	\$1.81	3.0%	\$2.10	\$2.44	\$2.82	\$3.27
Healthy RC Program	\$620,230	Per Resident	175,131	25%	\$2.66	3.0%	\$3.08	\$3.57	\$4.14	\$4.80
Community Affairs	\$548,640	Service Population	215,051	25%	\$1.91	3.0%	\$2.22	\$2.57	\$2.98	\$3.46
Admin. Services - Admin	\$190,750	Service Population	215,051	25%	\$0.67	3.0%	\$0.77	\$0.89	\$1.04	\$1.20
Business Licensing	\$378,360	Per Employee	79,840	25%	\$3.55	3.0%	\$4.12	\$4.78	\$5.54	\$6.42
City Facilities	\$1,009,270	Service Population	215,051	25%	\$3.52	3.0%	\$4.08	\$4.73	\$5.48	\$6.36
Finance	\$1,598,930	Service Population	215,051	25%	\$5.58	3.0%	\$6.46	\$7.49	\$8.69	\$10.07
Innovation and Tech Services	\$3,917,550	Service Population	215,051	25%	\$13.66	3.0%	\$15.84	\$18.36	\$21.29	\$24.68
Human Resources	\$596,590	Service Population	215,051	25%	\$2.08	3.0%	\$2.41	\$2.80	\$3.24	\$3.76
Procurement	\$266,770	Service Population	215,051	25%	\$0.93	3.0%	\$1.08	\$1.25	\$1.45	\$1.68
Risk Management	\$298,600	Service Population	215,051	25%	\$1.04	3.0%	\$1.21	\$1.40	\$1.62	\$1.88
Treasury Management	\$6,140	Service Population	215,051	25%	\$0.02	3.0%	\$0.02	\$0.03	\$0.03	\$0.04
City Telecommunications	\$241,490	Service Population	215,051	25%	\$0.84	3.0%	\$0.98	\$1.13	\$1.31	\$1.52
Economic and Comm. Development	\$886,470	Service Population	215,051	25%	\$3.09	3.0%	\$3.58	\$4.15	\$4.82	\$5.58
Building and Safety	\$1,911,330	Service Population	215,051	25%	\$6.67	3.0%	\$7.73	\$8.96	\$10.39	\$12.04
Engineering	\$2,569,690	Service Population	215,051	25%	\$8.96	3.0%	\$10.39	\$12.04	\$13.96	\$16.19
Fire Facilities Maintenance	\$372,330	Service Population	215,051	25%	\$1.30	3.0%	\$1.51	\$1.75	\$2.02	\$2.35
City Facilities Maintenance	\$3,747,020	Service Population	215,051	25%	\$13.07	3.0%	\$15.15	\$17.56	\$20.36	\$23.60
Planning	\$1,976,590	Service Population	215,051	25%	\$6.89	3.0%	\$7.99	\$9.26	\$10.74	\$12.45
Planning Commission	\$20,390	Service Population	215,051	25%	\$0.07	3.0%	\$0.08	\$0.10	\$0.11	\$0.13
Vehicle and Equip. Maintenance	\$1,181,990	Service Population	215,051	25%	\$4.12	3.0%	\$4.78	\$5.54	\$6.42	\$7.45
Street Maintenance	\$2,563,580	Service Population	215,051	25%	\$8.94	3.0%	\$10.36	\$12.02	\$13.93	\$16.15
Park Maintenance	\$3,016,970	Per Resident	175,131	25%	\$12.92	3.0%	\$14.98	\$17.36	\$20.13	\$23.34
Community Improvement	\$849,820	Service Population	215,051	25%	\$2.96	3.0%	\$3.44	\$3.98	\$4.62	\$5.35
Community Services	\$8,641,020	Service Population	215,051	25%	\$30.14	3.0%	\$34.94	\$40.50	\$46.95	\$54.43
Fire Fund (Non-General Fund)	\$38,050,430	Service Population	215,051	50%	\$88.47	3.0%	\$102.56	\$118.89	\$137.83	\$159.78
<b>Total Selected Expenditures</b>	<b>\$133,210,840</b>									

Notes:

- Major case study revenues not shown include property tax, sales tax, transient occupancy tax
- Non-recurring licenses and permits excluded (e.g. building permits)
- Non-recurring charges for services excluded (e.g. plan check and engineering fees)
- Fire Fund other revenues excluding property tax
- Adjusted for inflation assuming 3% annual inflation rate.
- Select years shown for illustration.
- Values in 2022 dollars.

Source: City of Rancho Cucamonga 2021-2022 Adopted Budget



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424)297-1070 | www.kosmont.com

Multiplier Revenues and Expenditures

	Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042
Estimated # Residents	19,708	25,152	25,152	25,152
Estimated # Employees	6,646	7,440	7,440	7,440
Total Project Service Population	23,031	28,872	28,872	28,872
<b>Budget Category</b>	<b>2027</b>	<b>2032</b>	<b>2037</b>	<b>2042</b>
<b>Revenues</b>				
Prop 172 Half Cent Sales Tax	\$145,500	\$188,000	\$218,000	\$252,700
Franchise Fees	\$940,200	\$1,366,300	\$1,584,000	\$1,836,300
Business Licenses (incl. penalties)	\$260,400	\$338,000	\$391,800	\$454,200
Animal Licenses	\$35,200	\$52,100	\$60,400	\$70,000
Fines and Forfeitures	\$124,700	\$181,300	\$210,200	\$243,600
Use of Money and Property	\$192,900	\$280,400	\$325,000	\$376,800
Charges for Services	\$453,000	\$670,200	\$776,900	\$900,600
Intergovernmental	\$26,600	\$38,700	\$44,900	\$52,000
Other Revenue	\$446,700	\$649,200	\$752,600	\$872,400
Transfers In	\$213,900	\$310,900	\$360,400	\$417,800
Fire Fund - Other Revenues	\$332,100	\$482,600	\$559,500	\$648,600
<b>Total Multiplier Revenues</b>	<b>\$3,171,200</b>	<b>\$4,557,700</b>	<b>\$5,283,700</b>	<b>\$6,125,000</b>
<b>Expenditures</b>				
Police	\$5,829,900	\$8,472,700	\$9,822,200	\$11,386,600
Non-departmental	\$546,000	\$793,400	\$919,800	\$1,066,300
City Council	\$12,800	\$18,600	\$21,600	\$25,000
City Management	\$100,500	\$146,000	\$169,300	\$196,200
City Clerk	\$200	\$300	\$300	\$400
Animal Care and Services	\$312,100	\$461,700	\$535,200	\$620,500
Records Management	\$48,400	\$70,300	\$81,600	\$94,500
Healthy RC Program	\$60,700	\$89,800	\$104,100	\$120,700
Community Affairs	\$51,100	\$74,200	\$86,100	\$99,800
Admin. Services - Admin	\$17,800	\$25,800	\$29,900	\$34,700
Business Licensing	\$27,400	\$35,500	\$41,200	\$47,800
City Facilities	\$94,000	\$136,600	\$158,300	\$183,500
Finance	\$148,900	\$216,400	\$250,800	\$290,800
Innovation and Tech Services	\$364,800	\$530,100	\$614,600	\$712,500
Human Resources	\$55,600	\$80,700	\$93,600	\$108,500
Procurement	\$24,800	\$36,100	\$41,800	\$48,500
Risk Management	\$27,800	\$40,400	\$46,800	\$54,300
Treasury Management	\$600	\$800	\$1,000	\$1,100
City Telecommunications	\$22,500	\$32,700	\$37,900	\$43,900
Economic and Comm. Development	\$82,500	\$120,000	\$139,100	\$161,200
Building and Safety	\$178,000	\$258,600	\$299,800	\$347,600
Engineering	\$239,300	\$347,700	\$403,100	\$467,300
Fire Facilities Maintenance	\$34,700	\$50,400	\$58,400	\$67,700
City Facilities Maintenance	\$348,900	\$507,100	\$587,800	\$681,400
Planning	\$184,000	\$267,500	\$310,100	\$359,500
Planning Commission	\$1,900	\$2,800	\$3,200	\$3,700
Vehicle and Equip. Maintenance	\$110,100	\$159,900	\$185,400	\$215,000
Street Maintenance	\$238,700	\$346,900	\$402,200	\$466,200
Park Maintenance	\$295,200	\$436,700	\$506,300	\$586,900
Community Improvement	\$79,100	\$115,000	\$133,300	\$154,500
Community Services	\$804,600	\$1,169,300	\$1,355,600	\$1,571,500
Fire Fund (Non-General Fund)	\$2,362,000	\$3,432,700	\$3,979,400	\$4,613,300
<b>Total Multiplier Expenditures</b>	<b>\$12,704,900</b>	<b>\$18,476,700</b>	<b>\$21,419,800</b>	<b>\$24,831,400</b>

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax  
 Non-recurring licenses and permits excluded (e.g. building permits)  
 Non-recurring charges for services excluded (e.g. plan check and engineering fees)  
 Fire Fund other revenues excluding property tax  
 Adjusted for inflation assuming 3% annual inflation rate.  
 Select years shown for illustration.  
 Values in 2022 dollars.

Source: City of Rancho Cucamonga 2021-2022 Adopted Budget



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #362, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com

IMPLAN Inputs

<b>Construction Inputs</b>	
<b>Industry NAICS Category</b>	<b>Approximate Inputs (Industry Spending)</b>
58 - Construction of new multifamily residential structures	\$3,254,712,320
57 - Construction of new single family residential structures	\$935,764,036
55 - Construction of new commercial structures, including farm structures	\$327,172,000
51 - Construction of new manufacturing structures	\$1,078,854,176
<b>Ongoing Operation Inputs</b>	
<b>Industry NAICS Category</b>	<b>Approximate Inputs (Employment Change)</b>
470 - Office administrative services	634 Jobs
412 - Retail - Miscellaneous store retailers	2,305 Jobs
422 - Warehousing and storage	4,182 Jobs
448 - Tenant-occupied housing	205 Jobs
507 - Hotels and motels, including casino hotels	114 Jobs



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 456-3088 | www.kosmont.com

Summary of IMPLAN Economic Benefits

**Economic Benefits from Construction (One-Time / Short-Term)**

	<b>Employment</b>	<b>Labor Income</b>	<b>Economic Output</b>
Direct (On-Site)	53,072	\$3,590,719,145	\$5,596,502,532
Indirect	4,416	\$233,897,654	\$705,771,484
Induced	11,965	\$556,461,858	\$1,812,629,755
<b>Total Countywide</b>	<b>69,452</b>	<b>\$4,381,078,657</b>	<b>\$8,114,903,770</b>
<b>Estimated City Capture</b>	<b>53,891</b>	<b>\$3,630,237,121</b>	<b>\$5,722,422,594</b>

**Economic Benefits from Ongoing Operation (Annual)**

	<b>Employment</b>	<b>Labor Income</b>	<b>Economic Output</b>
Direct (On-Site)	7,440	\$323,914,005	\$757,152,868
Indirect	1,411	\$66,532,298	\$202,224,372
Induced	1,163	\$54,129,137	\$176,526,832
<b>Total Countywide</b>	<b>10,015</b>	<b>\$444,575,439</b>	<b>\$1,135,904,072</b>
<b>Estimated City Capture</b>	<b>7,569</b>	<b>\$329,947,077</b>	<b>\$776,090,428</b>

Notes

100% of direct benefits estimated to be captured on-site within the City.  
 5% of indirect and induced benefits estimated to be captured off-site within the City.  
 Estimated ongoing benefits upon build-out and stabilization.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.  
 1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 456-3088 | www.kosmont.com