BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _________

On the motion of Supervisor:
Duly seconded by Supervisor:

The following resolution is adopted:

RESOLUTION APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR THE SCOTTS VALLEY ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND THE ALLOCATION OF THE COUNTY'S INCREMENTAL PROPERTY TAX REVENUE WITHIN THE SCOTTS VALLEY ENHANCED INFRASTRUCTURE FINANCING DISTRICT PURSUANT TO GOVERNMENT CODE SECTIONS 53398.68 AND 53398.75

WHEREAS, the California Legislature enacted California Government Code sections 53398.50 through 53398.88 ("EIFD Law") authorizing cities and counties to form enhanced infrastructure financing districts within defined areas and use incremental property tax revenue generated from the growth in property taxes collected from within such districts to finance certain infrastructure and community benefit projects; and

WHEREAS, in enacting the EIFD Law, the California Legislature found and determined that with the dissolution of redevelopment agencies, public benefits will accrue if local agencies are provided a means to finance certain public infrastructure and community benefit projects authorized under the EIFD Law; and

WHEREAS, on December 3, 2025, the City Council of the City of Scotts Valley ("City Council") adopted Resolution No. 2080 ("Resolution of Intention"), which initiated the process to establish the Scotts Valley Enhanced Infrastructure Financing District ("Scotts Valley EIFD") pursuant to EIFD Law; and

WHEREAS, on January 14, 2026, the Board of Directors of the Scotts Valley Fire Protection District adopted Resolution No. 2026-03, expressing its intention to participate in the Scotts Valley EIFD and allocate a portion of its incremental property tax revenue to the Scotts Valley EIFD, subject to further review and due diligence; and

WHEREAS, on February 10, 2026, the County Board of Supervisors adopted the County's Enhanced Infrastructure Financing District Participation

Policy (“EIFD Policy”), providing guidelines for the potential participation by the County in an EIFD; and

WHEREAS, following review by County staff in consideration of the approved EIFD Policy, the County Board of Supervisors adopted Resolution No. 57-2026 on April 14, 2026, expressing its intention to participate in the Scotts Valley EIFD and allocate a portion of its incremental property tax revenue to the Scotts Valley EIFD, subject to further review and due diligence; and

WHEREAS, pursuant to the Resolution of Intention, the Scotts Valley EIFD Public Financing Authority (“PFA”) was established to serve as the governing board of the Scotts Valley EIFD, including representation from the City Council, Fire District Board of Directors, and the County Board of Supervisors; and

WHEREAS, on May 5, 2026, pursuant to Government Code Section 53398.63, the PFA directed staff and consultants to prepare a draft Infrastructure Financing Plan (“IFP”) for the Scotts Valley EIFD, which IFP is attached hereto as “Exhibit 1” and is available for inspection at Scotts Valley City Hall, 1 Civic Center Drive, Scotts Valley, CA 95066; and

WHEREAS, the IFP, among other things, includes a description of the public facilities to be financed by the Scotts Valley EIFD and a financing section that includes, among other things, a specification of the maximum portion of the incremental tax revenue of the County proposed to be committed to the Scotts Valley EIFD for each year during which the Scotts Valley EIFD will receive incremental tax revenue, and a projection of the amount of tax revenues expected to be received by the Scotts Valley EIFD in each year during which the Scotts Valley EIFD will receive tax revenues, including an estimate of the amount of tax revenues attributable to the County for each year; and

WHEREAS, on August 10, 2026, the PFA held a public meeting to present the IFP; and

WHEREAS, the County Board of Supervisors now desires to adopt this Resolution pursuant to Government Code Section 53398.68 to approve the IFP, substantially in the form prepared by the PFA, including the allocation of incremental tax revenue of the County in accordance with Government Code Section 53398.75 as set forth in the IFP;

NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz resolves and orders that:

1. The facts set forth in the Recitals of this Resolution are true and correct.

2. The County Board of Supervisors hereby approves the IFP for the Scotts Valley EIFD substantially in the form presented to the County Board of Supervisors and attached hereto as “Exhibit 1”, including, but not limited to, the specification of the maximum portion of the incremental tax revenue of the County to be committed to the Scotts Valley EIFD for each year during which the Scotts Valley EIFD will receive incremental tax revenue.

3. The County Executive Officer, or designee, is hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

4. This Resolution shall take effect upon the PFA’s adoption of the IFP in accordance with Government Code Section 53398.66 and shall have no force or effect unless and until such adoption occurs. The County Clerk shall cause a copy thereof to be forwarded to the PFA.

5. The County Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this _____day of September, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

___________________________
Monica Martinez
Chair of the Board of Supervisors

ATTEST: ___________________________
Juliette Rezzato
Clerk of the Board

Resolution _________

Approved as to Form:

Signed by:
Jason M. Heath
2336E053FF38435...

Jason M. Heath
County Counsel

Attachment: Exhibit 1 – Infrastructure Financing Plan

COB Rev. 8-1-22

# SCOTTS VALLEY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

## INFRASTRUCTURE FINANCING PLAN

**Prepared For:**

**City of Scotts Valley**
**County of Santa Cruz**
**Scotts Valley Fire Protection District**



**Prepared by:**
**Kosmont Companies**

## AUGUST 2026

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# 1.0 Introduction

### 1.1 Background & Purpose

The proposed Scotts Valley Enhanced Infrastructure Financing District ("Scotts Valley EIFD" or "District") will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the City of Scotts Valley ("City") and larger County of Santa Cruz ("County") region. The Scotts Valley EIFD encompasses approximately 236 acres of land, representing approximately 8% of the total land area within the City and approximately 4% of the total current taxable assessed property value within the City. The Scotts Valley EIFD includes the Town Center property and other specific Housing Element opportunity sites and other economic development opportunity sites within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit.

The District represents a partnership between the City, the Scotts Valley Fire Protection District ("Fire District"), and the County, and as such, will be funded by property tax increment from all three taxing entities.

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

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises 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 under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. This information is included in Section 3 of this IFP.

c) If funding from affected taxing entities is incorporated into the financing plan, 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 shall contain all of the following information:

a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may change over time. The maximum portion of the City's property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime. Beyond the City's standard "AB8" property tax, this includes the City's allocation of incremental property tax in lieu of motor vehicle license fees ("MVLF") and incremental successor agency Redevelopment Property Tax Trust Fund ("RPTTF") residual revenues. The maximum portion of the Fire District's property tax increment to be committed to the District will be 30% throughout the duration of the District lifetime. This includes the Fire District's standard AB8 property tax and incremental RPTTF residual revenues (Fire District does not receive property tax in lieu of MVLF). The maximum portion of the County's property tax increment to be committed to the District will be 25% for the first 30 years of the District lifetime and 0% thereafter. This includes the County's incremental standard AB8 property tax (general fund apportionment) and incremental RPTTF residual revenues, but not the County's incremental property tax in lieu of MVLF.

b. 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, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District from each participating taxing entity by year over the course of the projected District lifetime. 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.

c. 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 Public Financing Authority ("PFA") governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the Scotts Valley EIFD will contribute approximately $40 million in present-value dollars to public improvements and affordable housing projects from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime. This is equivalent to approximately $91 million in nominal dollars (i.e., not adjusting for inflation).

d. 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 or taxes that may be allocated to the District shall not exceed $250,000,000 (nominal dollars) over the District lifetime. This represents a maximum allocation of $100,000,000 from the City, a maximum allocation of $100,000,000 from the Fire District, and a maximum allocation of $50,000,000 from the County over the District lifetime (nominal dollars). This cap is intended to provide capacity for future financings in a scenario where actual revenues exceed projections.

e. 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 the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2090. This IFP assumes that the base year for the District will be Fiscal Year 2026-2027 and that the District will begin receiving tax revenues in Fiscal Year 2027-2028.

f. An analysis of the costs to the city or county 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 or county 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, Fire District, and County for providing facilities and services to the area of the District, as well as revenues. 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 $4.5 million, and annual revenues the City will be approximately $5.5 million. It is estimated that annual costs to the Fire District will be approximately $680,000, and annual revenues to the Fire District will be approximately $1.1 million. It is estimated that annual costs to the County will be approximately $1.3 million, and annual revenues to the County will be approximately $1.9 million.

g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon the City, Fire District, and the County, as the affected taxing entities that are allocating tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately $1.0 million to the City, an annual net fiscal surplus of approximately $367,000 to the Fire District, and an annual net fiscal surplus of approximately $608,000 to the County.

h. 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 City does not contain a transit station that qualifies for the Transit Priority Project Program, and therefore, 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 Scotts Valley EIFD encompasses approximately 236 acres of land, representing approximately 8% of the total land area within the City and approximately 4% of the total current taxable assessed property value within the City. The Scotts Valley EIFD includes the Town Center property and other specific Housing Element opportunity sites and other economic development opportunity sites within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

# 3.0 Description of Proposed Facilities and Development

### 3.1 Anticipated Future Private Development

Anticipated future private development within the EIFD boundary is summarized in Table 1 below. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

*Table 1: Anticipated Future Development*

| Development Type | SF / Units | AV Per SF / Unit | Estimated AV at Buildout (2025$) |
|---|---|---|---|
| Residential – Market Rate For-Sale | 431 units | $950,000 per unit | $409 million |
| Residential – Market Rate Rental | 850 units | $450,000 per unit | $383 million |
| Residential – Affordable | 318 units | *Property tax exempt* | $0 |
| Hotel | 300 rooms | $400,000 per room | $120 million |
| Commercial | 70,000 SF | $350 per SF | $25 million |
| Industrial / Flex | 87,592 SF | $200 per SF | $18 million |
| **Estimated Total** | | | **$954 million** |

### 3.2 Public Facilities to be Financed with Assistance from the Scotts Valley EIFD

The PFA intends to utilize the District to contribute approximately $40 million (in present value dollars) of funding to infrastructure and affordable housing projects of communitywide and regional significance over the District lifetime. This is equivalent to approximately $91 million in nominal dollars (i.e., not accounting for inflation). Table 2 outlines an estimate of anticipated EIFD budget allocation over the District's lifetime.

*Table 2: Estimated EIFD Funding Allocation*

| # | **PROJECT**<br>*(within City of Scotts Valley with tangible benefit to properties within EIFD)* | **ESTIMATED ALLOCATION**<br>*(present-value)* | **ESTIMATED TIMING** |
|---|---|---|---|
| 1 | **<u>Tier One / Near-Term</u>**<br>• Town Center blended-use supportive infrastructure (e.g., new traffic signals)<br>• Fire facilities<br><br>**<u>Tier Two / Mid-to-Longer Term</u>**<br>• Mount Hermon and Granite Creek roadway improvements (e.g., interchanges)<br>• Water and sewer improvements (e.g., sewer line along Mount Hermon Road)<br>• Wildfire risk reduction efforts (e.g., shaded fuel breaks, prescribed burning, structure hardening, vegetation control)<br>• Affordable housing gap financing<br>• Community facilities (e.g., senior center / community center / emergency shelter)<br>• Stormwater management (e.g., culverts) | $40,000,000 | Ongoing, over District lifetime 2027-2090 |
| | **Estimated Total EIFD Budget Allocation** | **$40,000,000** | ***(present value dollars)*** |

Funds allocated under category #1 above may be allocated to any eligible projects under the IFP and EIFD law based on future infrastructure needs. It is anticipated that Tier One improvements will be more near-term in nature, based on planning work that has already been conducted for these projects to date. Specific project funding will be subject to approval by the PFA.

Additional expenditures by the EIFD not reflected in Table 2 above, including any use of potential future EIFD bond proceeds, will be subject to approval by the PFA. Targeted improvements would conform to established guidelines in existing, adopted planning documentation, such as the City General Plan. 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 and are projects of communitywide significance that provide significant benefits to the district or the surrounding community.

The Scotts Valley EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the Scotts Valley EIFD. Facilities funded may be located outside the boundaries of the Scotts Valley EIFD, as long as they have a tangible connection to the work of the Scotts Valley EIFD. The Scotts Valley 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 Scotts Valley EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Flood control levees and dams, retention basins, and drainage channels;
- Childcare facilities;
- Libraries;
- Parks, recreational facilities, and open space;
- Bicycle facilities;
- Governmental and administrative facilities;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;
- 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 the community to become more resilient and 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, flooding, heat waves, wildfires, and drought;
- Broadband and telecommunications infrastructure;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.
- Project development, environmental compliance and permitting for wildfire risk reduction projects (to the extent eligible under EIFD law)
- For areas at least partially in high or very high fire hazard severity zones designated by the State Fire Marshal pursuant to Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, facilities including heavy equipment to be used for vegetation clearance and wildfire risk reduction activities such as shaded fuel breaks, undergrounding of local publicly owned electric utilities, as defined in Section 224.3 of the Public Utilities Code, against wildfires, and equipment used for fire watch, prevention, and fighting, including, but not limited to, fire engines, fire prevention or

response ground apparatus, and technological advancements to weather and wind science infrastructure, risk modeling, and prediction (with the exception that bond proceeds may not be used to finance equipment), to the extent eligible under EIFD law).

In addition, the Scotts Valley EIFD may finance any other expenses incidental to the formation, administration[1] and implementation of the Scotts Valley 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 Scotts Valley EIFD; costs of issuance of bonds or other debt of the Scotts Valley 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 Scotts Valley EIFD; costs incurred by the City, County, Fire District, or the Scotts Valley EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; and legal costs.

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

Ongoing administration costs are estimated in the range of $15,000 to $40,000, with expectations that such costs would increase in proportion to available revenues during the EIFD lifetime.

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, impact fees, private sector investment incentivized by the formation of the EIFD itself, and/or other sources.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, unless otherwise outlined in this IFP. Some public facilities included in the EIFD area are anticipated to be provided by governmental entities without assistance from the District. There may be public facilities anticipated to be provided jointly by the private sector and

[1] Administration costs refer to the actual or reasonably estimated costs directly related to the administration of the Scotts Valley 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, the Fire District, or otherwise); the costs to the City, Scotts Valley 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 Scotts Valley EIFD; and the costs of the City, Scotts Valley EIFD, or any designee thereof related to any appeal of the implementation of the Scotts Valley 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 Scotts Valley EIFD.

governmental entities, and it is possible that private sector developers may advance funding for improvements such as public infrastructure, with anticipation to be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

# 4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of and is consistent with the City's General Plan, serves as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Scotts Valley EIFD area and the larger region. The District supports job creation, housing production, and improvement of quality of life.

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

- Approximately $9 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- Approximately $8 million in net fiscal surplus to the Fire District over 50 years (on a present-value basis)
- Approximately $18 million in net fiscal impact to County over 50 years (on a present-value basis)
- Approximately $27 million in new sales tax funding for County transportation, Metropolitan Transit District, and Santa Cruz Public Libraries over 50 years (on a present-value basis)
- Approximately 2,345 housing units within the District, including significant portion of affordable housing units
- Approximately 15,136 direct, indirect, and induced temporary, construction-related jobs in the City and County
- Approximately 612 direct, indirect and induced permanent jobs in the City and County
- Approximately $2.1 billion in economic output from construction in the City and County
- Approximately $7 million in annual ongoing economic output in the City and County.

# 5.0 Financing Section

The Scotts Valley EIFD represents a partnership between the City, Fire District, and County, and as such, will be funded by property tax increment from all three taxing entities. No other taxing entity is contributing property tax increment to the District. 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.

Portions of the Scotts Valley EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Scotts Valley, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes the Successor Agency’s obligations are retired. Redevelopment Property Tax Trust Fund (RPTTF) residual revenues are intended to be contributed by the City, Fire District, and County to the District as part of the maximum allocations outlined in the following sections.

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

The maximum portion of the City’s property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime. Beyond the City’s standard AB8 property tax, this includes the City’s allocation of incremental property tax in lieu of MVLF and incremental successor agency RPTTF residual revenues.

The maximum portion of the Fire District’s property tax increment to be committed to the District will be 30% throughout the duration of the District lifetime. This includes the Fire District’s standard AB8 property tax and incremental RPTTF residual revenues (Fire District does not receive property tax in lieu of MVLF).

The maximum portion of the County’s property tax increment to be committed to the District will be 25% for the first 30 years of the District lifetime and 0% thereafter. This includes the County’s incremental standard AB8 property tax (general fund apportionment) and incremental RPTTF residual revenues, but not the County’s incremental property tax in lieu of MVLF.

## 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, Fire District, and County allocations to the District over the District lifetime. It is expected that a total of approximately $42.7 million of incremental tax revenues will be allocated to the District by the City, a total of approximately $35.4 million of incremental tax revenues will be allocated to the District by the Fire District, and a total of approximately $12.0 million of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the EIFD of approximately $90.0 million over approximately 50 years.

*Table 3: Projection of District Revenues by Year*

| | | | | City Allocation (AB8 + MVLF) | | | | County Allocation (AB8 Only / no MVLF) | | | | Fire District Allocation (AB8 Only / No MVLF) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Fiscal Year | Incremental Assessed Value | Property Tax Increment @ 1% General Levy | Average City Share Available | Increment Available | Portion of Share Allocated | Increment Allocated to EIFD | Average County Share Available | Increment Available | Portion of Share Allocated | Increment Allocated to EIFD | Average Fire Share Available | Increment Available | Portion of Share Allocated | Increment Allocated to EIFD | Total Taxes Allocated to EIFD |
| 0 | 2026 / 2027 | $0 | $0 | 10.6% | $0 | 50% | $0 | 14.0% | $0 | 25% | $0 | 14.6% | $0 | 30% | $0 | $0 |
| 1 | 2027 / 2028 | $66,731,601 | $667,316 | 10.6% | $70,464 | 50% | $35,232 | 14.0% | $93,424 | 25% | $23,356 | 14.6% | $97,428 | 30% | $29,228 | $87,816 |
| 2 | 2028 / 2029 | $191,286,214 | $1,912,862 | 10.6% | $201,985 | 50% | $100,993 | 14.0% | $267,801 | 25% | $66,950 | 14.6% | $279,278 | 30% | $83,783 | $251,726 |
| 3 | 2029 / 2030 | $264,419,900 | $2,644,199 | 10.6% | $279,209 | 50% | $139,605 | 14.0% | $370,188 | 25% | $92,547 | 14.6% | $386,053 | 30% | $115,816 | $347,967 |
| 4 | 2030 / 2031 | $340,343,213 | $3,403,432 | 10.6% | $359,379 | 50% | $179,689 | 14.0% | $476,480 | 25% | $119,120 | 14.6% | $496,901 | 30% | $149,070 | $447,880 |
| 5 | 2031 / 2032 | $434,330,417 | $4,343,304 | 10.6% | $458,623 | 50% | $229,311 | 14.0% | $608,063 | 25% | $152,016 | 14.6% | $634,122 | 30% | $190,237 | $571,564 |
| 6 | 2032 / 2033 | $516,385,996 | $5,163,860 | 10.6% | $545,268 | 50% | $272,634 | 14.0% | $722,940 | 25% | $180,735 | 14.6% | $753,924 | 30% | $226,177 | $679,546 |
| 7 | 2033 / 2034 | $601,490,860 | $6,014,909 | 10.6% | $635,133 | 50% | $317,566 | 14.0% | $842,087 | 25% | $210,522 | 14.6% | $878,177 | 30% | $263,453 | $791,541 |
| 8 | 2034 / 2035 | $775,780,824 | $7,757,808 | 10.6% | $819,171 | 50% | $409,586 | 14.0% | $1,086,093 | 25% | $271,523 | 14.6% | $1,132,640 | 30% | $339,792 | $1,020,901 |
| 9 | 2035 / 2036 | $868,974,986 | $8,689,750 | 10.6% | $917,578 | 50% | $458,789 | 14.0% | $1,216,565 | 25% | $304,141 | 14.6% | $1,268,703 | 30% | $380,611 | $1,143,541 |
| 10 | 2036 / 2037 | $965,527,396 | $9,655,274 | 10.6% | $1,019,530 | 50% | $509,765 | 14.0% | $1,351,738 | 25% | $337,935 | 14.6% | $1,409,670 | 30% | $422,901 | $1,270,601 |
| 11 | 2037 / 2038 | $1,013,606,947 | $10,136,069 | 10.6% | $1,070,299 | 50% | $535,150 | 14.0% | $1,419,050 | 25% | $354,762 | 14.6% | $1,479,866 | 30% | $443,960 | $1,333,872 |
| 12 | 2038 / 2039 | $1,063,164,264 | $10,631,643 | 10.6% | $1,122,628 | 50% | $561,314 | 14.0% | $1,488,430 | 25% | $372,107 | 14.6% | $1,552,220 | 30% | $465,666 | $1,399,088 |
| 13 | 2039 / 2040 | $1,114,239,224 | $11,142,392 | 10.6% | $1,176,560 | 50% | $588,280 | 14.0% | $1,559,935 | 25% | $389,984 | 14.6% | $1,626,789 | 30% | $488,037 | $1,466,300 |
| 14 | 2040 / 2041 | $1,166,872,712 | $11,668,727 | 10.6% | $1,232,137 | 50% | $616,069 | 14.0% | $1,633,622 | 25% | $408,405 | 14.6% | $1,703,634 | 30% | $511,090 | $1,535,564 |
| 15 | 2041 / 2042 | $1,221,106,638 | $12,211,066 | 10.6% | $1,289,404 | 50% | $644,702 | 14.0% | $1,709,549 | 25% | $427,387 | 14.6% | $1,782,816 | 30% | $534,845 | $1,606,934 |
| 16 | 2042 / 2043 | $1,276,983,966 | $12,769,840 | 10.6% | $1,348,407 | 50% | $674,204 | 14.0% | $1,787,778 | 25% | $446,944 | 14.6% | $1,864,397 | 30% | $559,319 | $1,680,467 |
| 17 | 2043 / 2044 | $1,334,548,739 | $13,345,487 | 10.6% | $1,409,192 | 50% | $704,596 | 14.0% | $1,868,368 | 25% | $467,092 | 14.6% | $1,948,441 | 30% | $584,532 | $1,756,220 |
| 18 | 2044 / 2045 | $1,393,846,104 | $13,938,461 | 10.6% | $1,471,805 | 50% | $735,903 | 14.0% | $1,951,385 | 25% | $487,846 | 14.6% | $2,035,015 | 30% | $610,505 | $1,834,253 |
| 19 | 2045 / 2046 | $1,454,922,338 | $14,549,223 | 10.6% | $1,536,298 | 50% | $768,149 | 14.0% | $2,036,891 | 25% | $509,223 | 14.6% | $2,124,187 | 30% | $637,256 | $1,914,628 |
| 20 | 2046 / 2047 | $1,517,824,877 | $15,178,249 | 10.6% | $1,602,718 | 50% | $801,359 | 14.0% | $2,124,955 | 25% | $531,239 | 14.6% | $2,216,024 | 30% | $664,807 | $1,997,405 |
| 21 | 2047 / 2048 | $1,551,141,658 | $15,511,417 | 10.6% | $1,637,899 | 50% | $818,949 | 14.0% | $2,171,598 | 25% | $542,900 | 14.6% | $2,264,667 | 30% | $679,400 | $2,041,249 |
| 22 | 2048 / 2049 | $1,585,124,773 | $15,851,248 | 10.6% | $1,673,783 | 50% | $836,891 | 14.0% | $2,219,175 | 25% | $554,794 | 14.6% | $2,314,282 | 30% | $694,285 | $2,085,970 |
| 23 | 2049 / 2050 | $1,619,787,551 | $16,197,876 | 10.6% | $1,710,384 | 50% | $855,192 | 14.0% | $2,267,703 | 25% | $566,926 | 14.6% | $2,364,890 | 30% | $709,467 | $2,131,585 |
| 24 | 2050 / 2051 | $1,655,143,585 | $16,551,436 | 10.6% | $1,747,718 | 50% | $873,859 | 14.0% | $2,317,201 | 25% | $579,300 | 14.6% | $2,416,510 | 30% | $724,953 | $2,178,112 |
| 25 | 2051 / 2052 | $1,691,206,739 | $16,912,067 | 10.6% | $1,785,798 | 50% | $892,899 | 14.0% | $2,367,689 | 25% | $591,922 | 14.6% | $2,469,162 | 30% | $740,749 | $2,225,570 |
| 26 | 2052 / 2053 | $1,727,991,157 | $17,279,912 | 10.6% | $1,824,640 | 50% | $912,320 | 14.0% | $2,419,188 | 25% | $604,797 | 14.6% | $2,522,867 | 30% | $756,860 | $2,273,977 |
| 27 | 2053 / 2054 | $1,765,511,262 | $17,655,113 | 10.6% | $1,864,258 | 50% | $932,129 | 14.0% | $2,471,716 | 25% | $617,929 | 14.6% | $2,577,646 | 30% | $773,294 | $2,323,352 |
| 28 | 2054 / 2055 | $1,803,781,770 | $18,037,818 | 10.6% | $1,904,669 | 50% | $952,335 | 14.0% | $2,525,294 | 25% | $631,324 | 14.6% | $2,633,521 | 30% | $790,056 | $2,373,715 |
| 29 | 2055 / 2056 | $1,842,817,688 | $18,428,177 | 10.6% | $1,945,888 | 50% | $972,944 | 14.0% | $2,579,945 | 25% | $644,986 | 14.6% | $2,690,514 | 30% | $807,154 | $2,425,085 |
| 30 | 2056 / 2057 | $1,882,634,324 | $18,826,343 | 10.6% | $1,987,932 | 50% | $993,966 | 14.0% | $2,635,688 | 25% | $658,922 | 14.6% | $2,748,646 | 30% | $824,594 | $2,477,482 |
| 31 | 2057 / 2058 | $1,923,247,294 | $19,232,473 | 10.6% | $2,030,817 | 50% | $1,015,408 | 14.0% | $2,692,546 | 0% | $0 | 14.6% | $2,807,941 | 30% | $842,382 | $1,857,791 |
| 32 | 2058 / 2059 | $1,964,672,522 | $19,646,725 | 10.6% | $2,074,559 | 50% | $1,037,279 | 14.0% | $2,750,542 | 0% | $0 | 14.6% | $2,868,422 | 30% | $860,527 | $1,897,806 |
| 33 | 2059 / 2060 | $2,006,926,255 | $20,069,263 | 10.6% | $2,119,176 | 50% | $1,059,588 | 14.0% | $2,809,697 | 0% | $0 | 14.6% | $2,930,112 | 30% | $879,034 | $1,938,622 |
| 34 | 2060 / 2061 | $2,050,025,063 | $20,500,251 | 10.6% | $2,164,685 | 50% | $1,082,343 | 14.0% | $2,870,035 | 0% | $0 | 14.6% | $2,993,037 | 30% | $897,911 | $1,980,254 |
| 35 | 2061 / 2062 | $2,093,985,847 | $20,939,858 | 10.6% | $2,211,105 | 50% | $1,105,552 | 14.0% | $2,931,580 | 0% | $0 | 14.6% | $3,057,219 | 30% | $917,166 | $2,022,718 |
| 36 | 2062 / 2063 | $2,138,825,846 | $21,388,258 | 10.6% | $2,258,453 | 50% | $1,129,226 | 14.0% | $2,994,356 | 0% | $0 | 14.6% | $3,122,686 | 30% | $936,806 | $2,066,032 |
| 37 | 2063 / 2064 | $2,184,562,646 | $21,845,626 | 10.6% | $2,306,748 | 50% | $1,153,374 | 14.0% | $3,058,388 | 0% | $0 | 14.6% | $3,189,461 | 30% | $956,838 | $2,110,212 |
| 38 | 2064 / 2065 | $2,231,214,181 | $22,312,142 | 10.6% | $2,356,008 | 50% | $1,178,004 | 14.0% | $3,123,700 | 0% | $0 | 14.6% | $3,257,573 | 30% | $977,272 | $2,155,276 |
| 39 | 2065 / 2066 | $2,278,798,747 | $22,787,987 | 10.6% | $2,406,254 | 50% | $1,203,127 | 14.0% | $3,190,318 | 0% | $0 | 14.6% | $3,327,046 | 30% | $998,114 | $2,201,241 |
| 40 | 2066 / 2067 | $2,327,335,005 | $23,273,350 | 10.6% | $2,457,505 | 50% | $1,228,753 | 14.0% | $3,258,269 | 0% | $0 | 14.6% | $3,397,909 | 30% | $1,019,373 | $2,248,125 |
| 41 | 2067 / 2068 | $2,376,841,987 | $23,768,420 | 10.6% | $2,509,781 | 50% | $1,254,891 | 14.0% | $3,327,579 | 0% | $0 | 14.6% | $3,470,189 | 30% | $1,041,057 | $2,295,947 |
| 42 | 2068 / 2069 | $2,427,339,110 | $24,273,391 | 10.6% | $2,563,103 | 50% | $1,281,551 | 14.0% | $3,398,275 | 0% | $0 | 14.6% | $3,543,915 | 30% | $1,063,175 | $2,344,726 |
| 43 | 2069 / 2070 | $2,478,846,174 | $24,788,462 | 10.6% | $2,617,491 | 50% | $1,308,745 | 14.0% | $3,470,385 | 0% | $0 | 14.6% | $3,619,115 | 30% | $1,085,735 | $2,394,480 |
| 44 | 2070 / 2071 | $2,531,383,381 | $25,313,834 | 10.6% | $2,672,966 | 50% | $1,336,483 | 14.0% | $3,543,937 | 0% | $0 | 14.6% | $3,695,820 | 30% | $1,108,746 | $2,445,229 |
| 45 | 2071 / 2072 | $2,584,971,331 | $25,849,713 | 10.6% | $2,729,552 | 50% | $1,364,776 | 14.0% | $3,618,960 | 0% | $0 | 14.6% | $3,774,058 | 30% | $1,132,217 | $2,496,993 |
| 46 | 2072 / 2073 | $2,639,631,040 | $26,396,310 | 10.6% | $2,787,268 | 50% | $1,393,634 | 14.0% | $3,695,483 | 0% | $0 | 14.6% | $3,853,861 | 30% | $1,156,158 | $2,549,793 |
| 47 | 2073 / 2074 | $2,695,383,943 | $26,953,839 | 10.6% | $2,846,140 | 50% | $1,423,070 | 14.0% | $3,773,538 | 0% | $0 | 14.6% | $3,935,261 | 30% | $1,180,578 | $2,603,648 |
| 48 | 2074 / 2075 | $2,752,251,905 | $27,522,519 | 10.6% | $2,906,188 | 50% | $1,453,094 | 14.0% | $3,853,153 | 0% | $0 | 14.6% | $4,018,288 | 30% | $1,205,486 | $2,658,581 |
| 49 | 2075 / 2076 | $2,810,257,225 | $28,102,572 | 10.6% | $2,967,438 | 50% | $1,483,719 | 14.0% | $3,934,360 | 0% | $0 | 14.6% | $4,102,976 | 30% | $1,230,893 | $2,714,612 |
| 50 | 2076 / 2077 | $2,869,422,653 | $28,694,227 | 10.6% | $3,029,913 | 50% | $1,514,956 | 14.0% | $4,017,192 | 0% | $0 | 14.6% | $4,189,357 | 30% | $1,256,807 | $2,771,763 |
| | **Total** | | | | **$86,663,908** | **50%** | **$43,331,954** | | **$114,902,830** | **11%** | **$12,147,635** | | **$119,827,237** | **30%** | **$35,948,171** | **$91,427,760** |
| | **Present Value** | **@ 3.0%** | | | **$36,146,443** | **50%** | **$18,073,221** | | **$47,924,548** | **15%** | **$7,004,300** | | **$49,978,457** | **30%** | **$14,993,537** | **$40,071,058** |

*Note: Present value at 3% discount rate.*

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 projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, 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 approximately $40 million of EIFD funding (in present value dollars) will be made available through bond or loan proceeds and pay-as-you-go proceeds over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

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

The total number of dollars or taxes that may be allocated to the District shall not exceed $250,000,000 (nominal dollars) over the District lifetime. This represents a maximum allocation of $100,000,000 from the City, a maximum allocation of $100,000,000 from the Fire District, and a maximum allocation of $50,000,000 from the County over the District lifetime (nominal dollars). This cap is intended to provide capacity for future financings in a scenario where actual revenues exceed projections.

The limit on the total number of dollars that the City, Fire District, and County will contribute to the EIFD shall be defined as the annual amount of the City, Fire District, and County contributions that is needed to pay bond payments, or otherwise fund the approved list of infrastructure and other projects and expenses of the District, with an estimated allocation of approximately $40 million (in present value dollars) over the entire District lifetime. The infrastructure and other projects shall be considered fully funded when all projects have been financed by bonds, excess tax increment, or other funds. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City, Fire District, and County contributions in excess of remaining bond payments shall be returned by the EIFD to the City, Fire District, and County according to their respective proportions. The EIFD shall provide the City, Fire District, County an annual accounting of the status of the funding of the approved infrastructure projects and notify the City, Fire District, and County when they have been fully funded.

### 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 first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2090. This IFP assumes that that the base year for the District will be Fiscal Year 2026-2027 and that the District will begin receiving tax revenues in Fiscal Year 2027-2028.

### 5.6 Analysis of Costs to Provide Facilities and Services, and Analysis of Revenues

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City, Fire District, and County for providing facilities and services to the area of the District, as well as revenues. 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 $4.5 million, and annual revenues the City will be approximately $5.5 million. It is estimated that annual costs to the Fire District will be approximately $680,000, and annual revenues to the Fire District will be approximately $1.1 million. It is estimated that annual costs to the County will be approximately $1.3 million, and annual revenues to the County will be approximately $1.9 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, Fire District, and the County, as the three affected taxing entities that are contributing tax increment revenues to the District. Table 5 presents an overview of fiscal impacts to the City and County.

*Table 5: Overview of Fiscal Impacts to City and County*

| | Annual @ Year 10 | Year 0-50 Nominal Total | Year 0-50 Present Value @ 3.0% |
|---|---|---|---|
| **City of Scotts Valley** | | | |
| Estimated Fiscal Revenues (Net of EIFD Allocation) | $5,518,227 | $602,836,800 | $233,002,300 |
| Estimated Fiscal Expenditures | ($4,487,800) | ($589,068,600) | ($224,456,000) |
| **Estimated Net Fiscal Impact to City** | **$1,030,427** | **$13,768,200** | **$8,546,300** |
| **County of Santa Cruz** | | | |
| Estimated Fiscal Revenues (Net of EIFD Allocation) | $1,902,800 | $220,345,400 | $83,324,900 |
| Estimated Fiscal Expenditures | ($1,295,100) | ($170,522,600) | ($64,959,300) |
| **Estimated Net Fiscal Impact to County** | **$607,700** | **$49,822,800** | **$18,365,600** |
| **Scotts Valley Fire Protection District** | | | |
| Estimated Fiscal Revenues (Net of EIFD Allocation) | $1,051,300 | $107,392,600 | $41,778,400 |
| Estimated Fiscal Expenditures | ($684,700) | ($89,859,700) | ($34,239,700) |
| **Estimated Net Fiscal Impact to Fire** | **$366,600** | **$17,532,900** | **$7,538,700** |
| **County Measure D Sales Tax - Transportation** | **$207,300** | **$28,323,600** | **$10,760,700** |
| **Sales Tax - Metropolitan Transit District** | **$207,300** | **$28,323,600** | **$10,760,700** |
| **Sales Tax - Santa Cruz Public Libraries** | **$103,600** | **$14,161,600** | **$5,380,200** |

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately $1.0 million to the City, an annual net fiscal surplus of approximately $608,000 to the County, and an annual net fiscal surplus of approximately $367,000 to the Fire District.

Over 50 years, District activity will generate a positive net fiscal impact of approximately $8.5 million for the City, approximately $18.4 million for the County, and approximately $7.5 million for the Fire District on a present-value basis.

### 5.8 Developer Reimbursement for Transit Priority Project

At this time, the City does not contain a transit station that qualifies for the Transit Priority Project Program, and therefore, 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 anticipated 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.

# 7.0 Goals of the District

As stated in the Resolution of Intention, the goal of the Scotts Valley 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 Scotts Valley EIFD and the surrounding community and, for those facilities located outside the Scotts Valley EIFD boundaries which also have a tangible connection to the Scotts Valley EIFD.

The goals of the District's implementation of the public facilities outlined in Section 3.2 are to support the City's General Plan and serve as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Scotts Valley EIFD area and the region as a whole. 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, County, Fire District, 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 are critical to catalyze private sector investment and development.

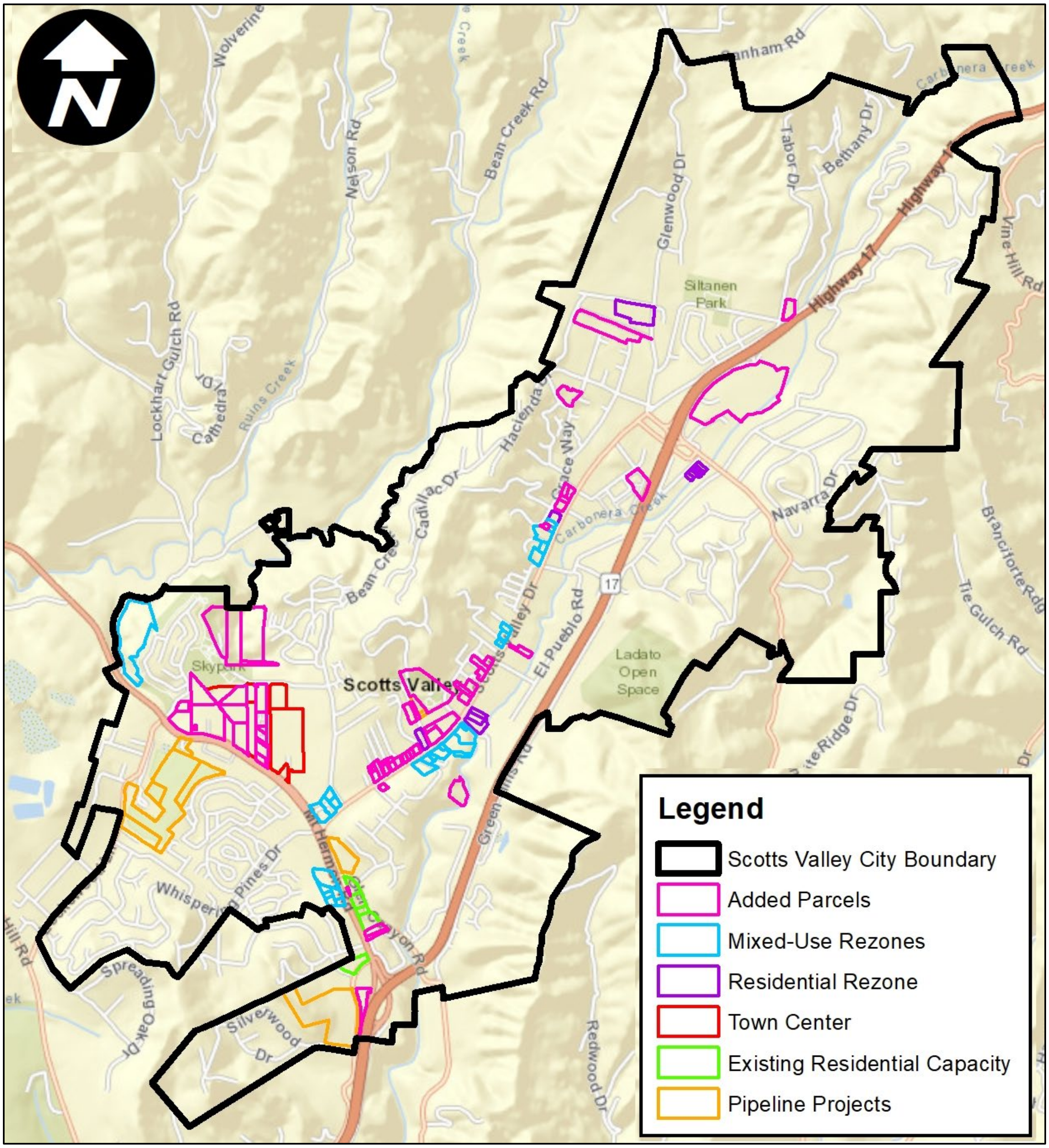
# 8.0 Appendices

Appendix A: Map of Boundaries of the Scotts Valley EIFD
Appendix B: Legal Description of the Scotts Valley EIFD
Appendix C: Projected Tax Increment Revenue Analysis
Appendix D: Fiscal Impact Analysis

# Appendix A:

# EIFD Map

**APPENDIX A**
**Map of Scotts Valley Enhanced Infrastructure Financing District (EIFD) Boundaries**




*EIFD parcels are highlighted in color above and total approx. 236 acres.*
*Scotts Valley City boundaries are noted for reference only*

# Appendix B:

# EIFD Legal Description

021-141-05
021-141-20
021-221-02
021-231-02
021-231-04
021-231-07
021-231-08
021-271-04
021-281-07
021-281-08
021-281-09
021-281-14
021-281-15
021-321-04
022-022-06
022-022-61
022-022-62
022-031-01
022-031-09
022-031-11
022-031-12
022-031-13
022-031-14
022-031-16
022-042-29
022-072-33
022-072-41
022-082-16
022-082-34
022-082-64
022-082-66
022-082-76
022-082-77
022-091-58
022-151-03
022-151-04
022-151-05
022-151-07
022-151-08
022-151-10
022-151-11
022-162-76
022-212-16
022-212-17
022-212-18
022-212-19
022-212-20
022-221-01
022-221-02
022-221-03
022-221-04
022-231-15
022-231-16
022-231-17
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022-231-22
022-231-25
022-351-13
022-481-05
022-481-06
022-481-08
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022-902-06
022-902-13
022-902-15
022-902-18
023-102-15
023-113-31
023-113-36
023-172-01
024-031-16
024-152-25
024-152-27
024-152-28
024-152-29
024-152-30

# Appendix C:

# Tax Increment Revenue Projection Detail

# Appendix C to IFP - Tax Increment Analysis Detail - Scotts Valley EIFD

DRAFT

| | | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|---|---|---|
| | | **Total** | **2026-2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** |
| | Construction inflator | | 1.020 | 1.040 | 1.061 | 1.082 | 1.104 | 1.126 | 1.149 | 1.172 |
| **New Development** | | | | | | | | | | |
| Residential - Lower Density Market Rate | | 431 units | | 43 units | 43 units | 43 units | 43 units | 43 units | 43 units | 43 units |
| $950,000 per unit | | $466,449,114 | | $42,599,178 | $43,451,162 | $44,320,185 | $45,206,588 | $46,110,720 | $47,032,935 | $47,973,593 |
| Residential - Higher Density Market Rate | | 850 units | | 43 units | 43 units | 43 units | 43 units | 43 units | 43 units | 43 units |
| $450,000 per unit | | $483,460,560 | | $19,897,650 | $20,295,603 | $20,701,515 | $21,115,545 | $21,537,856 | $21,968,613 | $22,407,986 |
| Residential - Affordable | | 1,064 units | | 53 units | 53 units | 53 units | 53 units | 53 units | 53 units | 53 units |
| $0 per unit | | $0 | | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Hotel | | 300 rooms | | | 120 rooms | | | | | |
| $350,000 per room | | $119,861,568 | | $0 | $44,570,736 | $0 | $0 | $0 | $0 | $0 |
| Industrial / Flex | | 87,592 SF | | | 20,142 SF | | | 67,450 SF | | |
| $200 PSF | | $19,466,901 | | $0 | $4,274,970 | $0 | $0 | $15,191,931 | $0 | $0 |
| Commercial | | 70,000 SF | | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF |
| $350 PSF | | $30,966,755 | | $1,274,490 | $1,299,980 | $1,325,979 | $1,352,499 | $1,379,549 | $1,407,140 | $1,435,283 |
| **Subtotal Value Add** | | $1,120,204,898 | | $63,771,318 | $113,892,451 | $66,347,679 | $67,674,633 | $84,220,057 | $70,408,688 | $71,816,862 |
| **Total Assessed Value** | | | $148,014,129 | $214,745,729 | $332,933,095 | $405,939,436 | $481,732,857 | $575,587,571 | $657,508,010 | $742,475,032 |
| **Incremental AV** | | | | $66,731,601 | $184,918,966 | $257,925,307 | $333,718,729 | $427,573,442 | $509,493,882 | $594,460,904 |
| **Total tax increment @ 1%** | | | | $667,316 | $1,849,190 | $2,579,253 | $3,337,187 | $4,275,734 | $5,094,939 | $5,944,609 |
| **City Average AB8 Share Available** | 6.50% | $52,539,083 | | $43,376 | $120,197 | $167,651 | $216,917 | $277,923 | $331,171 | $386,400 |
| Percent Allocated to EIFD | 50.0% | $26,269,541 | | $21,688 | $60,099 | $83,826 | $108,459 | $138,961 | $165,586 | $193,200 |
| **City Equivalent Share of MVLF Property Tax** | 4.06% | $32,811,150 | | $27,088 | $75,064 | $104,700 | $135,467 | $173,565 | $206,819 | $241,310 |
| Percent Allocated to EIFD | 50.0% | $16,405,575 | | $13,544 | $37,532 | $52,350 | $67,733 | $86,783 | $103,410 | $120,655 |
| **County Average AB8 Share Available** | 14.00% | $113,161,101 | | $93,424 | $258,887 | $361,095 | $467,206 | $598,603 | $713,291 | $832,245 |
| Percent Allocated to EIFD | 25.0% | $11,952,597 | | $23,356 | $64,722 | $90,274 | $116,802 | $149,651 | $178,323 | $208,061 |
| **Fire District Average AB8 Share Available** | 14.60% | $118,010,862 | | $97,428 | $269,982 | $376,571 | $487,229 | $624,257 | $743,861 | $867,913 |
| Percent Allocated to EIFD | 30.0% | $35,403,259 | | $29,228 | $80,995 | $112,971 | $146,169 | $187,277 | $223,158 | $260,374 |
| **Total Revenues Allocated to EIFD** | | **$90,030,971** | | **$87,816** | **$243,347** | **$339,421** | **$439,162** | **$562,672** | **$670,476** | **$782,290** |

# Appendix C to IFP - Tax Increment Analysis Detail - Scotts Valley EIFD

**DRAFT**

| | | Total | 8<br>2035 | 9<br>2036 | 10<br>2037 | 11<br>2038 | 12<br>2039 | 13<br>2040 | 14<br>2041 | 15<br>2042 |
|---|---|---|---|---|---|---|---|---|---|---|
| Construction inflator | | | 1.195 | 1.219 | 1.243 | 1.268 | 1.294 | 1.319 | 1.346 | 1.373 |
| **New Development** | | | | | | | | | | |
| Residential - Lower Density Market Rate | | 431 units | 43 units | 43 units | 43 units | | | | | |
| $950,000 per unit | | $466,449,114 | $48,933,065 | $49,911,727 | $50,909,961 | $0 | $0 | $0 | $0 | $0 |
| Residential - Higher Density Market Rate | | 850 units | 43 units | 43 units | 43 units | 43 units | 43 units | 43 units | 43 units | 43 units |
| $450,000 per unit | | $483,460,560 | $22,856,145 | $23,313,268 | $23,779,534 | $24,255,124 | $24,740,227 | $25,235,031 | $25,739,732 | $26,254,527 |
| Residential - Affordable | | 1,064 units | 53 units | 53 units | 53 units | 53 units | 53 units | 53 units | 53 units | 53 units |
| $0 per unit | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Hotel | | 300 rooms | 180 rooms | | | | | | | |
| $350,000 per room | | $119,861,568 | $75,290,832 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Industrial / Flex | | 87,592 SF | | | | | | | | |
| $200 PSF | | $19,466,901 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Commercial | | 70,000 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF |
| $350 PSF | | $30,966,755 | $1,463,988 | $1,493,268 | $1,523,134 | $1,553,596 | $1,584,668 | $1,616,361 | $1,648,689 | $1,681,662 |
| **Subtotal Value Add** | | $1,120,204,898 | $148,544,031 | $74,718,263 | $76,212,628 | $25,808,721 | $26,324,895 | $26,851,393 | $27,388,421 | $27,936,189 |
| **Total Assessed Value** | | | $905,868,564 | $998,704,198 | $1,094,890,910 | $1,142,597,449 | $1,191,774,293 | $1,242,461,172 | $1,294,698,816 | $1,348,528,981 |
| **Incremental AV** | | | $757,854,435 | $850,690,069 | $946,876,781 | $994,583,320 | $1,043,760,164 | $1,094,447,043 | $1,146,684,687 | $1,200,514,852 |
| **Total tax increment @ 1%** | | | $7,578,544 | $8,506,901 | $9,468,768 | $9,945,833 | $10,437,602 | $10,944,470 | $11,466,847 | $12,005,149 |
| **City Average AB8 Share Available** | 6.50% | $52,539,083 | $492,605 | $552,949 | $615,470 | $646,479 | $678,444 | $711,391 | $745,345 | $780,335 |
| Percent Allocated to EIFD | 50.0% | $26,269,541 | $246,303 | $276,474 | $307,735 | $323,240 | $339,222 | $355,695 | $372,673 | $390,167 |
| **City Equivalent Share of MVLF Property Tax** | 4.06% | $32,811,150 | $307,637 | $345,322 | $384,367 | $403,732 | $423,695 | $444,270 | $465,475 | $487,326 |
| Percent Allocated to EIFD | 50.0% | $16,405,575 | $153,818 | $172,661 | $192,183 | $201,866 | $211,847 | $222,135 | $232,737 | $243,663 |
| **County Average AB8 Share Available** | 14.00% | $113,161,101 | $1,060,996 | $1,190,966 | $1,325,627 | $1,392,417 | $1,461,264 | $1,532,226 | $1,605,359 | $1,680,721 |
| Percent Allocated to EIFD | 25.0% | $11,952,597 | $265,249 | $297,742 | $331,407 | $348,104 | $365,316 | $383,056 | $401,340 | $420,180 |
| **Fire District Average AB8 Share Available** | 14.60% | $118,010,862 | $1,106,467 | $1,242,008 | $1,382,440 | $1,452,092 | $1,523,890 | $1,597,893 | $1,674,160 | $1,752,752 |
| Percent Allocated to EIFD | 30.0% | $35,403,259 | $331,940 | $372,602 | $414,732 | $435,627 | $457,167 | $479,368 | $502,248 | $525,826 |
| **Total Revenues Allocated to EIFD** | | **$90,030,971** | **$997,310** | **$1,119,479** | **$1,246,057** | **$1,308,837** | **$1,373,552** | **$1,440,255** | **$1,508,998** | **$1,579,836** |

| | | Total | 16 2043 | 17 2044 | 18 2045 | 19 2046 | 20 2047 | 21 2048 | 22 2049 | 23 2050 |
|---|---|---|---|---|---|---|---|---|---|---|
| Construction inflator | | | 1.400 | 1.428 | 1.457 | 1.486 | 1.516 | 1.546 | 1.577 | 1.608 |
| **New Development** | | | | | | | | | | |
| Residential - Lower Density Market Rate | | 431 units | | | | | | | | |
| $950,000 per unit | | $466,449,114 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Residential - Higher Density Market Rate | | 850 units | 43 units | 43 units | 43 units | 43 units | 43 units | | | |
| $450,000 per unit | | $483,460,560 | $26,779,617 | $27,315,209 | $27,861,514 | $28,418,744 | $28,987,119 | $0 | $0 | $0 |
| Residential - Affordable | | 1,064 units | 53 units | 53 units | 53 units | 53 units | 53 units | | | |
| $0 per unit | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Hotel | | 300 rooms | | | | | | | | |
| $350,000 per room | | $119,861,568 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Industrial / Flex | | 87,592 SF | | | | | | | | |
| $200 PSF | | $19,466,901 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Commercial | | 70,000 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | 3,500 SF | | | |
| $350 PSF | | $30,966,755 | $1,715,296 | $1,749,602 | $1,784,594 | $1,820,286 | $1,856,691 | $0 | $0 | $0 |
| **Subtotal Value Add** | | $1,120,204,898 | $28,494,913 | $29,064,811 | $29,646,107 | $30,239,030 | $30,843,810 | $0 | $0 | $0 |
| **Total Assessed Value** | | | $1,403,994,474 | $1,461,139,174 | $1,520,008,065 | $1,580,647,256 | $1,643,104,011 | $1,675,966,091 | $1,709,485,413 | $1,743,675,121 |
| **Incremental AV** | | | $1,255,980,345 | $1,313,125,045 | $1,371,993,936 | $1,432,633,127 | $1,495,089,882 | $1,527,951,963 | $1,561,471,284 | $1,595,660,993 |
| **Total tax increment @ 1%** | | | $12,559,803 | $13,131,250 | $13,719,939 | $14,326,331 | $14,950,899 | $15,279,520 | $15,614,713 | $15,956,610 |
| **City Average AB8 Share Available** | 6.50% | $52,539,083 | $816,387 | $853,531 | $891,796 | $931,212 | $971,808 | $993,169 | $1,014,956 | $1,037,180 |
| Percent Allocated to EIFD | 50.0% | $26,269,541 | $408,194 | $426,766 | $445,898 | $465,606 | $485,904 | $496,584 | $507,478 | $518,590 |
| **City Equivalent Share of MVLF Property Tax** | 4.06% | $32,811,150 | $509,841 | $533,038 | $556,935 | $581,550 | $606,903 | $620,243 | $633,850 | $647,728 |
| Percent Allocated to EIFD | 50.0% | $16,405,575 | $254,921 | $266,519 | $278,467 | $290,775 | $303,452 | $310,122 | $316,925 | $323,864 |
| **County Average AB8 Share Available** | 14.00% | $113,161,101 | $1,758,372 | $1,838,375 | $1,920,792 | $2,005,686 | $2,093,126 | $2,139,133 | $2,186,060 | $2,233,925 |
| Percent Allocated to EIFD | 25.0% | $11,952,597 | $439,593 | $459,594 | $480,198 | $501,422 | $523,281 | $534,783 | $546,515 | $558,481 |
| **Fire District Average AB8 Share Available** | 14.60% | $118,010,862 | $1,833,731 | $1,917,163 | $2,003,111 | $2,091,644 | $2,182,831 | $2,230,810 | $2,279,748 | $2,329,665 |
| Percent Allocated to EIFD | 30.0% | $35,403,259 | $550,119 | $575,149 | $600,933 | $627,493 | $654,849 | $669,243 | $683,924 | $698,900 |
| **Total Revenues Allocated to EIFD** | | **$90,030,971** | **$1,652,827** | **$1,728,027** | **$1,805,497** | **$1,885,296** | **$1,967,487** | **$2,010,732** | **$2,054,842** | **$2,099,835** |

kosmont companies

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.



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# Appendix C to IFP - Tax Increment Analysis Detail - Scotts Valley EIFD

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| | | Total | 24<br>**2051** | 25<br>**2052** | 26<br>**2053** | 27<br>**2054** | 28<br>**2055** | 29<br>**2056** | 30<br>**2057** | 31<br>**2058** |
|---|---|---|---|---|---|---|---|---|---|---|
| | Construction inflator | | 1.641 | 1.673 | 1.707 | 1.741 | 1.776 | 1.811 | 1.848 | 1.885 |
| **New Development** | | | | | | | | | | |
| Residential - Lower Density Market Rate | | 431 units | | | | | | | | |
| $950,000 per unit | | $466,449,114 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Residential - Higher Density Market Rate | | 850 units | | | | | | | | |
| $450,000 per unit | | $483,460,560 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Residential - Affordable | | 1,064 units | | | | | | | | |
| $0 per unit | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Hotel | | 300 rooms | | | | | | | | |
| $350,000 per room | | $119,861,568 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Industrial / Flex | | 87,592 SF | | | | | | | | |
| $200 PSF | | $19,466,901 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Commercial | | 70,000 SF | | | | | | | | |
| $350 PSF | | $30,966,755 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Subtotal Value Add** | | $1,120,204,898 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Total Assessed Value** | | | $1,778,548,624 | $1,814,119,596 | $1,850,401,988 | $1,887,410,028 | $1,925,158,229 | $1,963,661,393 | $2,002,934,621 | $2,042,993,313 |
| **Incremental AV** | | | $1,630,534,495 | $1,666,105,468 | $1,702,387,859 | $1,739,395,899 | $1,777,144,100 | $1,815,647,264 | $1,854,920,492 | $1,894,979,185 |
| **Total tax increment @ 1%** | | | $16,305,345 | $16,661,055 | $17,023,879 | $17,393,959 | $17,771,441 | $18,156,473 | $18,549,205 | $18,949,792 |
| **City Average AB8 Share Available** | 6.50% | $52,539,083 | $1,059,847 | $1,082,969 | $1,106,552 | $1,130,607 | $1,155,144 | $1,180,171 | $1,205,698 | $1,231,736 |
| Percent Allocated to EIFD | 50.0% | $26,269,541 | $529,924 | $541,484 | $553,276 | $565,304 | $577,572 | $590,085 | $602,849 | $615,868 |
| **City Equivalent Share of MVLF Property Tax** | 4.06% | $32,811,150 | $661,885 | $676,324 | $691,052 | $706,075 | $721,398 | $737,028 | $752,970 | $769,231 |
| Percent Allocated to EIFD | 50.0% | $16,405,575 | $330,942 | $338,162 | $345,526 | $353,037 | $360,699 | $368,514 | $376,485 | $384,615 |
| **County Average AB8 Share Available** | 14.00% | $113,161,101 | $2,282,748 | $2,332,548 | $2,383,343 | $2,435,154 | $2,488,002 | $2,541,906 | $2,596,889 | $2,652,971 |
| Percent Allocated to EIFD | 25.0% | $11,952,597 | $570,687 | $583,137 | $595,836 | $608,789 | $622,000 | $635,477 | $649,222 | |
| **Fire District Average AB8 Share Available** | 14.60% | $118,010,862 | $2,380,580 | $2,432,514 | $2,485,486 | $2,539,518 | $2,594,630 | $2,650,845 | $2,708,184 | $2,766,670 |
| Percent Allocated to EIFD | 30.0% | $35,403,259 | $714,174 | $729,754 | $745,646 | $761,855 | $778,389 | $795,254 | $812,455 | $830,001 |
| **Total Revenues Allocated to EIFD** | | **$90,030,971** | **$2,145,727** | **$2,192,537** | **$2,240,284** | **$2,288,985** | **$2,338,660** | **$2,389,329** | **$2,441,011** | **$1,830,485** |

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.

| | | Total | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 |
| Construction inflator | | | 1.922 | 1.961 | 2.000 | 2.040 | 2.081 | 2.122 | 2.165 | 2.208 |
| **New Development** | | | | | | | | | | |
| Residential - Lower Density Market Rate | | 431 units | | | | | | | | |
| $950,000 per unit | | $466,449,114 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Residential - Higher Density Market Rate | | 850 units | | | | | | | | |
| $450,000 per unit | | $483,460,560 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Residential - Affordable | | 1,064 units | | | | | | | | |
| $0 per unit | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Hotel | | 300 rooms | | | | | | | | |
| $350,000 per room | | $119,861,568 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Industrial / Flex | | 87,592 SF | | | | | | | | |
| $200 PSF | | $19,466,901 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Commercial | | 70,000 SF | | | | | | | | |
| $350 PSF | | $30,966,755 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Subtotal Value Add** | | $1,120,204,898 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Total Assessed Value** | | | $2,083,853,180 | $2,125,530,243 | $2,168,040,848 | $2,211,401,665 | $2,255,629,698 | $2,300,742,292 | $2,346,757,138 | $2,393,692,281 |
| **Incremental AV** | | | $1,935,839,051 | $1,977,516,115 | $2,020,026,719 | $2,063,387,536 | $2,107,615,570 | $2,152,728,164 | $2,198,743,009 | $2,245,678,152 |
| **Total tax increment @ 1%** | | | $19,358,391 | $19,775,161 | $20,200,267 | $20,633,875 | $21,076,156 | $21,527,282 | $21,987,430 | $22,456,782 |
| **City Average AB8 Share Available** | 6.50% | $52,539,083 | $1,258,295 | $1,285,385 | $1,313,017 | $1,341,202 | $1,369,950 | $1,399,273 | $1,429,183 | $1,459,691 |
| Percent Allocated to EIFD | 50.0% | $26,269,541 | $629,148 | $642,693 | $656,509 | $670,601 | $684,975 | $699,637 | $714,591 | $729,845 |
| **City Equivalent Share of MVLF Property Tax** | 4.06% | $32,811,150 | $785,817 | $802,735 | $819,992 | $837,593 | $855,547 | $873,859 | $892,538 | $911,591 |
| Percent Allocated to EIFD | 50.0% | $16,405,575 | $392,909 | $401,368 | $409,996 | $418,797 | $427,773 | $436,930 | $446,269 | $455,795 |
| **County Average AB8 Share Available** | 14.00% | $113,161,101 | $2,710,175 | $2,768,523 | $2,828,037 | $2,888,743 | $2,950,662 | $3,013,819 | $3,078,240 | $3,143,949 |
| Percent Allocated to EIFD | 25.0% | $11,952,597 | | | | | | | | |
| **Fire District Average AB8 Share Available** | 14.60% | $118,010,862 | $2,826,325 | $2,887,174 | $2,949,239 | $3,012,546 | $3,077,119 | $3,142,983 | $3,210,165 | $3,278,690 |
| Percent Allocated to EIFD | 30.0% | $35,403,259 | $847,898 | $866,152 | $884,772 | $903,764 | $923,136 | $942,895 | $963,049 | $983,607 |
| **Total Revenues Allocated to EIFD** | | **$90,030,971** | **$1,869,954** | **$1,910,212** | **$1,951,276** | **$1,993,161** | **$2,035,884** | **$2,079,461** | **$2,123,910** | **$2,169,248** |

# Appendix C to IFP – Tax Increment Analysis Detail - Scotts Valley EIFD

**DRAFT**

| | | Total | 40<br>2067 | 41<br>2068 | 42<br>2069 | 43<br>2070 | 44<br>2071 | 45<br>2072 | 46<br>2073 | 47<br>2074 |
|---|---|---|---|---|---|---|---|---|---|---|
| | Construction inflator | | 2.252 | 2.297 | 2.343 | 2.390 | 2.438 | 2.487 | 2.536 | 2.587 |
| **New Development** | | | | | | | | | | |
| Residential - Lower Density Market Rate | | 431 units | | | | | | | | |
| $950,000 per unit | | $466,449,114 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Residential - Higher Density Market Rate | | 850 units | | | | | | | | |
| $450,000 per unit | | $483,460,560 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Residential - Affordable | | 1,064 units | | | | | | | | |
| $0 per unit | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Hotel | | 300 rooms | | | | | | | | |
| $350,000 per room | | $119,861,568 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Industrial / Flex | | 87,592 SF | | | | | | | | |
| $200 PSF | | $19,466,901 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Commercial | | 70,000 SF | | | | | | | | |
| $350 PSF | | $30,966,755 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Subtotal Value Add** | | $1,120,204,898 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Total Assessed Value** | | | $2,441,566,127 | $2,490,397,449 | $2,540,205,398 | $2,591,009,506 | $2,642,829,696 | $2,695,686,290 | $2,749,600,016 | $2,804,592,016 |
| **Incremental AV** | | | $2,293,551,998 | $2,342,383,320 | $2,392,191,269 | $2,442,995,377 | $2,494,815,567 | $2,547,672,161 | $2,601,585,887 | $2,656,577,888 |
| **Total tax increment @ 1%** | | | $22,935,520 | $23,423,833 | $23,921,913 | $24,429,954 | $24,948,156 | $25,476,722 | $26,015,859 | $26,565,779 |
| **City Average AB8 Share Available** | 6.50% | $52,539,083 | $1,490,809 | $1,522,549 | $1,554,924 | $1,587,947 | $1,621,630 | $1,655,987 | $1,691,031 | $1,726,776 |
| Percent Allocated to EIFD | 50.0% | $26,269,541 | $745,404 | $761,275 | $777,462 | $793,973 | $810,815 | $827,993 | $845,515 | $863,388 |
| **City Equivalent Share of MVLF Property Tax** | 4.06% | $32,811,150 | $931,024 | $950,846 | $971,065 | $991,688 | $1,012,723 | $1,034,179 | $1,056,065 | $1,078,388 |
| Percent Allocated to EIFD | 50.0% | $16,405,575 | $465,512 | $475,423 | $485,532 | $495,844 | $506,362 | $517,090 | $528,032 | $539,194 |
| **County Average AB8 Share Available** | 14.00% | $113,161,101 | $3,210,973 | $3,279,337 | $3,349,068 | $3,420,194 | $3,492,742 | $3,566,741 | $3,642,220 | $3,719,209 |
| Percent Allocated to EIFD | 25.0% | $11,952,597 | | | | | | | | |
| **Fire District Average AB8 Share Available** | 14.60% | $118,010,862 | $3,348,586 | $3,419,880 | $3,492,599 | $3,566,773 | $3,642,431 | $3,719,601 | $3,798,315 | $3,878,604 |
| Percent Allocated to EIFD | 30.0% | $35,403,259 | $1,004,576 | $1,025,964 | $1,047,780 | $1,070,032 | $1,092,729 | $1,115,880 | $1,139,495 | $1,163,581 |
| **Total Revenues Allocated to EIFD** | | **$90,030,971** | **$2,215,492** | **$2,262,662** | **$2,310,774** | **$2,359,849** | **$2,409,906** | **$2,460,964** | **$2,513,042** | **$2,566,163** |

# Appendix C to IFP - Tax Increment Analysis Detail - Scotts Valley EIFD

**DRAFT**

| | | Total | 48 | 49 | 50 |
|---|---|---|---|---|---|
| | | | **2075** | **2076** | **2077** |
| Construction inflator | | | 2.639 | 2.692 | 2.745 |
| **New Development** | | | | | |
| Residential - Lower Density Market Rate | | 431 units | | | |
| $950,000 per unit | | $466,449,114 | $0 | $0 | $0 |
| Residential - Higher Density Market Rate | | 850 units | | | |
| $450,000 per unit | | $483,460,560 | $0 | $0 | $0 |
| Residential - Affordable | | 1,064 units | | | |
| $0 per unit | | $0 | $0 | $0 | $0 |
| Hotel | | 300 rooms | | | |
| $350,000 per room | | $119,861,568 | $0 | $0 | $0 |
| Industrial / Flex | | 87,592 SF | | | |
| $200 PSF | | $19,466,901 | $0 | $0 | $0 |
| Commercial | | 70,000 SF | | | |
| $350 PSF | | $30,966,755 | $0 | $0 | $0 |
| **Subtotal Value Add** | | $1,120,204,898 | $0 | $0 | $0 |
| **Total Assessed Value** | | | $2,860,683,857 | $2,917,897,534 | $2,976,255,484 |
| **Incremental AV** | | | $2,712,669,728 | $2,769,883,405 | $2,828,241,356 |
| **Total tax increment @ 1%** | | | $27,126,697 | $27,698,834 | $28,282,414 |
| **City Average AB8 Share Available** | 6.50% | $52,539,083 | $1,763,235 | $1,800,424 | $1,838,357 |
| Percent Allocated to EIFD | 50.0% | $26,269,541 | $881,618 | $900,212 | $919,178 |
| **City Equivalent Share of MVLF Property Tax** | 4.06% | $32,811,150 | $1,101,157 | $1,124,382 | $1,148,071 |
| Percent Allocated to EIFD | 50.0% | $16,405,575 | $550,578 | $562,191 | $574,036 |
| **County Average AB8 Share Available** | 14.00% | $113,161,101 | $3,797,738 | $3,877,837 | $3,959,538 |
| Percent Allocated to EIFD | 25.0% | $11,952,597 | | | |
| **Fire District Average AB8 Share Available** | 14.60% | $118,010,862 | $3,960,498 | $4,044,030 | $4,129,232 |
| Percent Allocated to EIFD | 30.0% | $35,403,259 | $1,188,149 | $1,213,209 | $1,238,770 |
| **Total Revenues Allocated to EIFD** | | **$90,030,971** | **$2,620,345** | **$2,675,612** | **$2,731,984** |

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 D:

# Fiscal Impact Analysis Detail

**Overview of Fiscal Impacts**

| | Annual @ Year 10 | Year 0-50 Nominal Total | Year 0-50 Present Value @ 3.0% |
|---|---|---|---|
| **City of Scotts Valley** | | | |
| Estimated Fiscal Revenues (Net of EIFD Allocation) | $5,518,227 | $602,836,800 | $233,002,300 |
| Estimated Fiscal Expenditures | ($4,487,800) | ($589,068,600) | ($224,456,000) |
| **Estimated Net Fiscal Impact to City** | **$1,030,427** | **$13,768,200** | **$8,546,300** |
| **County of Santa Cruz** | | | |
| Estimated Fiscal Revenues (Net of EIFD Allocation) | $1,902,800 | $220,345,400 | $83,324,900 |
| Estimated Fiscal Expenditures | ($1,295,100) | ($170,522,600) | ($64,959,300) |
| **Estimated Net Fiscal Impact to County** | **$607,700** | **$49,822,800** | **$18,365,600** |
| **Scotts Valley Fire Protection District** | | | |
| Estimated Fiscal Revenues (Net of EIFD Allocation) | $1,051,300 | $107,392,600 | $41,778,400 |
| Estimated Fiscal Expenditures | ($684,700) | ($89,859,700) | ($34,239,700) |
| **Estimated Net Fiscal Impact to Fire** | **$366,600** | **$17,532,900** | **$7,538,700** |
| **County Measure D Sales Tax - Transportation** | **$207,300** | **$28,323,600** | **$10,760,700** |
| **Sales Tax - Metropolitan Transit District** | **$207,300** | **$28,323,600** | **$10,760,700** |
| **Sales Tax - Santa Cruz Public Libraries** | **$103,600** | **$14,161,600** | **$5,380,200** |

**Key Land Use Assumptions (Buildout)**

| Project Component | |
|---|---|
| Residential - Market Rate Rental | 850 DU |
| Residential - Market Rate For-Sale | 431 DU |
| Residential - Affordable Housing | 1,064 DU |
| Hotel | 300 rooms |
| Industrial / Flex | 87,592 SF |
| Commercial / Retail | 70,000 SF |

Notes:
Assumes installation of necessary public infrastructure
Assumes 10-20 year absorption and 50-year financing district duration
Actual absorption will depend on market conditions and other factors
Values in 2026 dollars

## Summary of Estimated Fiscal Impacts to City

*Stabilized*

| | Year 5<br>2031 | Year 10<br>2036 | Year 20<br>2046 | Year 30<br>2056 | Year 40<br>2066 | Year 50<br>2076 | Year 55<br>2081 | Stabilized Escalation Rate | Year 0-50 Nominal Total | Year 0-50 Present Value @ 3.0% |
|---|---|---|---|---|---|---|---|---|---|---|
| **City of Scotts Valley General Fund Revenues** | | | | | | | | | | |
| Property / Possessory Interest Tax | $285,700 | $668,700 | $1,139,000 | $1,530,721 | $2,057,161 | $2,764,652 | $3,204,989 | 3.0% | $68,304,400 | $26,572,000 |
| Property Tax Allocation to EIFD | ($142,900) | ($334,300) | ($569,500) | ($765,360) | ($1,028,580) | ($1,382,326) | $0 | 3.0% | ($34,152,400) | ($13,286,200) |
| Property Tax In-Lieu of MVLF | $175,100 | $409,400 | $699,400 | $939,935 | $1,263,194 | $1,697,627 | $1,968,015 | 3.0% | $41,930,200 | $16,307,800 |
| Property Tax In-Lieu of MVLF Allocation to EIFD | ($87,550) | ($204,700) | ($349,700) | ($469,968) | ($631,597) | ($848,814) | $0 | 3.0% | ($20,965,100) | ($8,153,900) |
| Property Transfer Tax | $5,300 | $12,600 | $27,000 | $36,286 | $48,765 | $65,536 | $75,974 | 3.0% | $1,586,900 | $606,700 |
| Sales and Use Tax - Direct / On-Site | $113,800 | $263,900 | $709,300 | $953,240 | $1,281,075 | $1,721,657 | $1,995,873 | 3.0% | $40,994,800 | $15,441,900 |
| Measure Z Sales Tax - Direct / On-Site | $76,100 | $176,400 | $474,100 | $637,151 | $856,277 | $1,150,765 | $1,334,052 | 3.0% | $27,401,200 | $10,321,400 |
| Sales and Use Tax - Indirect / Off-Site | $218,900 | $511,200 | $1,106,100 | $1,486,506 | $1,997,740 | $2,684,795 | $3,112,413 | 3.0% | $64,935,900 | $24,803,300 |
| Measure Z Sales Tax - Indirect / Off-Site | $146,300 | $341,700 | $739,400 | $993,692 | $1,335,439 | $1,794,718 | $2,080,570 | 3.0% | $43,407,500 | $16,580,000 |
| Transient Occupancy Tax | $782,000 | $2,266,200 | $3,045,600 | $4,093,032 | $5,500,692 | $7,392,471 | $8,569,899 | 3.0% | $187,233,400 | $74,327,500 |
| Utility Users Tax | $175,900 | $406,700 | $911,800 | $1,225,383 | $1,646,812 | $2,213,178 | $2,565,680 | 3.0% | $53,380,800 | $20,340,000 |
| Business License Tax | $22,600 | $49,900 | $86,700 | $116,518 | $156,590 | $210,444 | $243,962 | 3.0% | $5,195,600 | $2,020,400 |
| Charges for Services | $0 | $0 | $0 | $0 | $0 | $0 | $0 | 3.0% | $0 | $0 |
| Fines & Forfeitures | $3,800 | $8,700 | $19,600 | $26,341 | $35,400 | $47,574 | $55,152 | 3.0% | $1,147,300 | $437,000 |
| Franchise Fees | $175,200 | $405,200 | $908,400 | $1,220,814 | $1,640,671 | $2,204,925 | $2,556,113 | 3.0% | $53,181,500 | $20,264,000 |
| Intergovernmental | $0 | $0 | $0 | $0 | $0 | $0 | $0 | 3.0% | $0 | $0 |
| Investment Earnings | $21,465 | $54,327 | $99,716 | $134,010 | $180,098 | $242,037 | $280,587 | 3.0% | $5,935,000 | $2,293,900 |
| Rents & Concessions | $5,600 | $12,900 | $29,200 | $39,242 | $52,738 | $70,876 | $82,165 | 3.0% | $1,708,300 | $650,500 |
| Interfund Transfer in | $81,800 | $189,100 | $424,000 | $569,821 | $765,791 | $1,029,159 | $1,193,078 | 3.0% | $24,822,500 | $9,458,200 |
| Other Revenues | $121,200 | $280,300 | $628,400 | $844,517 | $1,134,960 | $1,525,292 | $1,768,231 | 3.0% | $36,789,000 | $14,017,800 |
| **Estimated Total Revenues** | **$2,180,315** | **$5,518,227** | **$10,128,516** | **$13,611,879** | **$18,293,227** | **$24,584,567** | **$31,086,753** | | **$602,836,800** | **$233,002,300** |
| **City of Scotts Valley General Fund Expenditures** | | | | | | | | | | |
| Legislative | $9,100 | $21,100 | $47,300 | $63,567 | $85,429 | $114,810 | $133,096 | 3.0% | $2,769,300 | $1,055,300 |
| Legal | $22,200 | $51,300 | $115,000 | $154,550 | $207,703 | $279,135 | $323,594 | 3.0% | $6,732,600 | $2,565,300 |
| City Manager's Office | $81,300 | $188,000 | $421,400 | $566,326 | $761,095 | $1,022,848 | $1,185,762 | 3.0% | $24,670,800 | $9,400,500 |
| Administrative Services | $343,900 | $795,200 | $1,782,900 | $2,396,069 | $3,220,116 | $4,327,566 | $5,016,835 | 3.0% | $104,378,600 | $39,771,800 |
| Police | $977,800 | $2,261,000 | $5,069,300 | $6,812,715 | $9,155,720 | $12,304,522 | $14,264,313 | 3.0% | $296,779,400 | $113,083,400 |
| Community Development | $123,500 | $285,600 | $640,400 | $860,644 | $1,156,634 | $1,554,419 | $1,801,998 | 3.0% | $37,491,900 | $14,285,800 |
| Public Works | $383,000 | $885,600 | $1,985,600 | $2,668,480 | $3,586,214 | $4,819,572 | $5,587,205 | 3.0% | $116,246,000 | $44,293,900 |
| **Estimated Total Expenditures** | **$1,940,800** | **$4,487,800** | **$10,061,900** | **$13,522,352** | **$18,172,911** | **$24,422,872** | **$28,312,803** | | **$589,068,600** | **$224,456,000** |
| **Estimated Annual Net Fiscal Impact** | **$239,515** | **$1,030,427** | **$66,616** | **$89,526** | **$120,316** | **$161,695** | **$2,773,951** | | **$13,768,200** | **$8,546,300** |
| *Revenue / Cost Ratio* | *1.12* | *1.23* | *1.01* | *1.01* | *1.01* | *1.01* | *1.10* | | *1.02* | *1.04* |

Notes:
Assumes installation of necessary public infrastructure
Values in 2026 dollars
Select years shown for illustration

## Summary of Estimated Fiscal Impacts to County

*Stabilized*

| | Year 5<br>2031 | Year 10<br>2036 | Year 20<br>2046 | Year 30<br>2056 | Year 40<br>2066 | Year 50<br>2076 | Year 55<br>2081 | Stabilized Escalation Rate | Year 0-50 Nominal Total | Year 0-50 Present Value @ 3.0% |
|---|---|---|---|---|---|---|---|---|---|---|
| **County of Santa Cruz Revenues** | | | | | | | | | | |
| Property Tax | $615,400 | $1,440,200 | $2,453,100 | $3,296,761 | $4,430,571 | $5,954,318 | $6,902,686 | 3.0% | $147,110,700 | $57,229,900 |
| Property Tax - County Allocation to EIFD | ($153,800) | ($360,000) | ($613,300) | ($824,224) | $0 | $0 | $0 | 3.0% | ($13,967,300) | ($7,714,300) |
| Property Tax in Lieu of MVLF | $313,100 | $732,300 | $1,250,900 | $1,681,105 | $2,259,265 | $3,036,263 | $3,519,861 | 3.0% | $74,993,900 | $29,167,400 |
| Property Tax in Lieu of MVLF - County Allocation to EIFD | $0 | $0 | $0 | $0 | $0 | $0 | $0 | 3.0% | $0 | $0 |
| Property Transfer Tax | $5,300 | $12,600 | $27,000 | $36,286 | $48,765 | $65,536 | $75,974 | 3.0% | $1,586,900 | $606,700 |
| Sales Tax - Direct / On-Site | $11,400 | $26,475 | $71,100 | $95,552 | $128,415 | $172,578 | $200,066 | 3.0% | $4,109,400 | $1,548,000 |
| Sales Tax - Indirect / Off-Site | $21,975 | $51,225 | $110,925 | $149,074 | $200,343 | $269,244 | $312,128 | 3.0% | $6,511,800 | $2,487,200 |
| **Estimated County Revenues** | **$813,375** | **$1,902,800** | **$3,299,725** | **$4,434,554** | **$7,067,358** | **$9,497,939** | **$11,010,714** | | **$220,345,400** | **$83,324,900** |
| **County of Santa Cruz Expenditures** | | | | | | | | | | |
| Public Protection - Incorporated Jurisdiction Estimate | $254,000 | $587,400 | $1,317,000 | $1,769,938 | $2,378,648 | $3,196,705 | $3,705,857 | 3.0% | $77,103,000 | $29,379,000 |
| General Government | $98,200 | $227,100 | $509,200 | $684,322 | $919,672 | $1,235,962 | $1,432,819 | 3.0% | $29,810,400 | $11,358,600 |
| Public Assistance | $112,200 | $260,100 | $590,700 | $793,851 | $1,066,870 | $1,433,784 | $1,662,149 | 3.0% | $34,546,700 | $13,151,500 |
| Health and Sanitation | $56,700 | $131,200 | $294,200 | $395,380 | $531,358 | $714,101 | $827,838 | 3.0% | $17,223,700 | $6,562,800 |
| Recreation and Cultural Services | $29,300 | $67,900 | $154,100 | $207,098 | $278,322 | $374,041 | $433,616 | 3.0% | $9,012,500 | $3,431,000 |
| Public Ways and Facilities | $4,400 | $10,100 | $22,600 | $30,373 | $40,818 | $54,856 | $63,593 | 3.0% | $1,323,400 | $504,300 |
| Education | $4,900 | $11,300 | $25,700 | $34,539 | $46,417 | $62,381 | $72,316 | 3.0% | $1,502,900 | $572,100 |
| **Estimated County Expenditures** | **$559,700** | **$1,295,100** | **$2,913,500** | **$3,915,500** | **$5,262,105** | **$7,071,829** | **$8,198,188** | | **$170,522,600** | **$64,959,300** |
| **Estimated County Net Fiscal Impact** | **$253,675** | **$607,700** | **$386,225** | **$519,054** | **$1,805,253** | **$2,426,110** | **$2,812,526** | | **$49,822,800** | **$18,365,600** |
| **County Measure D Sales Tax - Transportation** | **$88,900** | **$207,300** | **$485,400** | **$652,337** | **$876,686** | **$1,178,193** | **$1,365,849** | **3.0%** | **$28,323,600** | **$10,760,700** |
| **Sales Tax - Metropolitan Transit District** | **$88,900** | **$207,300** | **$485,400** | **$652,337** | **$876,686** | **$1,178,193** | **$1,365,849** | **3.0%** | **$28,323,600** | **$10,760,700** |
| **Sales Tax - Santa Cruz Public Libraries** | **$44,500** | **$103,600** | **$242,700** | **$326,169** | **$438,343** | **$589,097** | **$682,924** | **3.0%** | **$14,161,600** | **$5,380,200** |
| Revenue / Expenditure Ratio | 1.45 | 1.47 | 1.13 | 1.13 | 1.34 | 1.34 | 1.34 | | 1.29 | 1.28 |

Notes:
Assumes installation of necessary public infrastructure
Values in 2026 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.

## Summary of Estimated Fiscal Impacts to Fire District

*Stabilized*

| | Year 5<br>2031 | Year 10<br>2036 | Year 20<br>2046 | Year 30<br>2056 | Year 40<br>2066 | Year 50<br>2076 | Year 55<br>2081 | Stabilized Escalation Rate | Year 0-50 Nominal Total | Year 0-50 Present Value @ 3.0% |
|---|---|---|---|---|---|---|---|---|---|---|
| **Fire District Revenues** | | | | | | | | | | |
| Property Tax | $641,700 | $1,501,900 | $2,558,300 | $3,438,141 | $4,620,574 | $6,209,666 | $7,198,704 | 3.0% | $153,418,800 | $59,683,700 |
| Property Tax - Fire Allocation to EIFD | ($192,500) | ($450,600) | ($767,500) | ($1,031,456) | ($1,386,190) | ($1,862,924) | $0 | 3.0% | ($46,026,200) | ($17,905,300) |
| **Estimated Fire Revenues** | **$449,200** | **$1,051,300** | **$1,790,800** | **$2,406,685** | **$3,234,384** | **$4,346,742** | **$7,198,704** | | **$107,392,600** | **$41,778,400** |
| **Fire District Expenditures** | | | | | | | | | | |
| Salaries & Benefits | $186,800 | $432,100 | $968,700 | $1,301,852 | $1,749,580 | $2,351,289 | $2,725,789 | 3.0% | $56,711,900 | $21,609,200 |
| Services & Supplies | $61,300 | $141,800 | $318,000 | $427,365 | $574,343 | $771,869 | $894,808 | 3.0% | $18,616,700 | $7,093,500 |
| Other Charges | $11,500 | $26,600 | $59,500 | $79,963 | $107,464 | $144,422 | $167,425 | 3.0% | $3,483,800 | $1,327,600 |
| Fixed Assets | $36,400 | $84,200 | $188,700 | $253,597 | $340,813 | $458,024 | $530,976 | 3.0% | $11,047,300 | $4,209,400 |
| **Estimated Fire Expenditures** | **$296,000** | **$684,700** | **$1,534,900** | **$2,062,777** | **$2,772,200** | **$3,725,605** | **$4,318,997** | | **$89,859,700** | **$34,239,700** |
| **Estimated Fire Net Fiscal Impact** | **$153,200** | **$366,600** | **$255,900** | **$343,908** | **$462,184** | **$621,136** | **$2,879,707** | | **$17,532,900** | **$7,538,700** |
| Revenue / Expenditure Ratio | 1.52 | 1.54 | 1.17 | 1.17 | 1.17 | 1.17 | 1.67 | | 1.20 | 1.22 |

Notes:
Assumes installation of necessary public infrastructure
Values in 2026 dollars
Select years shown for illustration

**Project Description**

| Project Component | | *Year 5* 2031 | *Year 10* 2036 | *Year 20* 2046 |
|---|---|---|---|---|
| Residential - Market Rate Rental | | 213 DU | 425 DU | 850 DU |
| Residential - Market Rate For-Sale | | 216 DU | 431 DU | 431 DU |
| Residential - Affordable Housing | | 266 DU | 532 DU | 1,064 DU |
| Hotel | | 120 rooms | 300 rooms | 300 rooms |
| Industrial / Flex | | 87,592 SF | 87,592 SF | 87,592 SF |
| Commercial / Retail | | 17,500 SF | 35,000 SF | 70,000 SF |
| | | | | |
| *Annual Escalation Factor* | *3.0%* | 1.16 | 1.34 | 1.81 |
| Estimated A/V - Residential - Market Rental | $450K Per Unit | $110,855,583 | $257,024,008 | $690,837,547 |
| Estimated A/V - Residential - Market For Sale | $950K Per Unit | $237,332,385 | $550,266,562 | $739,512,245 |
| Estimated A/V - Affordable Housing | $0K Per Unit | $0 | $0 | $0 |
| Estimated A/V - Hotel | $400K Per Room | $55,645,156 | $161,269,966 | $216,733,348 |
| Estimated A/V - Industrial / Flex | $200 PSF | $20,308,627 | $23,543,265 | $31,640,179 |
| Estimated A/V - Commercial / Retail | $350 PSF | $7,100,554 | $16,462,976 | $44,249,725 |
| **Total Estimated Assessed Value** | | **$431,242,304** | **$1,008,566,775** | **$1,722,973,045** |

Notes:
Adjusted for value appreciation assuming 2% annual escalation rate (statuatory maximum).
Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
Select years shown for illustration
Values in 2026 dollars

**Project Employment and Occupants**

| Project Component | | Year 5<br>2031 | Year 10<br>2036 | Year 20<br>2046 |
|---|---|---|---|---|
| Residential - Market Rate Rental | | 213 DU | 425 DU | 850 DU |
| Residential - Market Rate For-Sale | | 216 DU | 431 DU | 431 DU |
| Residential - Affordable Housing | | 266 DU | 532 DU | 1,064 DU |
| Hotel | | 120 Rooms | 300 Rooms | 300 Rooms |
| Industrial / Flex | | 87,592 SF | 87,592 SF | 87,592 SF |
| Commercial / Retail | | 17,500 SF | 35,000 SF | 70,000 SF |
| | | | | |
| Estimated # Employees (FTE) | | | | |
| Residential - Market Rate Rental | 50 DU / emp | 4 | 9 | 17 |
| Residential - Market Rate For-Sale | 0 DU / emp | 0 | 0 | 0 |
| Residential - Affordable Housing | 50 DU / emp | 5 | 11 | 21 |
| Hotel | 1.5 room / emp | 80 | 200 | 200 |
| Industrial / Flex | 1,500 SF / emp | 58 | 58 | 58 |
| Commercial / Retail | 400 SF / emp | 44 | 88 | 175 |
| **Total Estimated # Employees (FTE)** | | **192** | **365** | **472** |
| | | | | |
| Occupied Dwelling Units | 93% | 645 DU | 1,291 DU | 2,181 DU |
| Residents | 2.51 per DU | 1,620 | 3,240 | 5,474 |
| | | | | |
| Employees Weighted at 50% | 50% | 96 | 183 | 236 |
| **Total Service Population (Residents + Empl.)** | | **1,716** | **3,423** | **5,710** |
| | | | | |
| Occupied Hotel Rooms | 70% | 84 rooms | 210 rooms | 210 rooms |
| Hotel Guests | 1.5 per room | 126 | 315 | 315 |

Notes:
Average household size reflects City average household size
Select years shown for illustration
Values in 2026 dollars

**Property Tax**

| | | | Year 5 2031 | Year 10 2036 | Year 20 2046 |
|---|---|---|---|---|---|
| Estimated Assessed Value - Residential | | | $348,187,968 | $807,290,569 | $1,430,349,792 |
| Estimated Assessed Value - Non-Residential | | | $83,054,336 | $201,276,206 | $292,623,252 |
| **Total Estimated Assessed Value** | | | **$431,242,304** | **$1,008,566,775** | **$1,722,973,045** |
| Total Secured Property Tax General Levy | | 1.00% | $4,312,423 | $10,085,668 | $17,229,730 |
| Estimated Unsecured Property Tax as % of Secured Non-Residential Value | | 10.00% | $83,054 | $201,276 | $292,623 |
| Total Estimated Secured + Unsecured Property Tax | | | $4,395,477 | $10,286,944 | $17,522,354 |
| ***Distributions to Taxing Entities*** | | | | | |
| City of Scotts Valley | | 6.50% | $285,700 | $668,700 | $1,139,000 |
| City Allocation to EIFD | 50% | (3.25%) | ($142,900) | ($334,300) | ($569,500) |
| **Net Property Tax to City** | | **3.25%** | **$142,800** | **$334,400** | **$569,500** |
| Santa Cruz County General | | 14.00% | $615,400 | $1,440,200 | $2,453,100 |
| County Allocation to EIFD | 25% | (3.50%) | ($153,800) | ($360,000) | ($613,300) |
| **Net Property Tax to County** | | **10.50%** | **$461,600** | **$1,080,200** | **$1,839,800** |
| Santa Cruz Fire Protection District | | 14.60% | $641,700 | $1,501,900 | $2,558,300 |
| Fire Allocation to EIFD | 30% | (4.38%) | ($192,500) | ($450,600) | ($767,500) |
| **Net Property Tax to Fire District** | | **10.22%** | **$449,200** | **$1,051,300** | **$1,790,800** |

Notes:
General levy distributions represent tax rate area (TRA) average within boundary
Does not include property tax overrides above 1% general levy or allocations to fire districts, County Library, or other entity distributions
Select years shown for illustration
Values in 2026 dollars

Source: Santa Cruz County Auditor-Controller (2026)

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

| | | | | |
|---|---|---|---|---|
| Total AV within **CITY** | $3,416,274,402 | | | |
| Current Property Tax In-Lieu of MVLF | $1,386,772 | | | |
| Prop Tax In-Lieu of MVLF per $1M of AV | $406 | | | |
| | *Year 1* | *Year 5* | *Year 10* | *Year 20* |
| | **2027** | **2031** | **2036** | **2046** |
| Estimated Project Assessed Value | $63,133,850 | $431,242,304 | $1,008,566,775 | $1,722,973,045 |
| Incremental Property Tax In-Lieu of MVLF to City | $25,600 | $175,100 | $409,400 | $699,400 |
| City Allocation to EIFD | ($12,800) | ($87,550) | ($204,700) | ($349,700) |
| **Net Incremental Property Tax In-Lieu of MVLF to City** | **$12,800** | **$87,550** | **$204,700** | **$349,700** |

| | | | | |
|---|---|---|---|---|
| Total AV within **COUNTY** | $58,522,924,161 | | | |
| Current Property Tax In-Lieu of MVLF | $42,490,000 | | | |
| Prop Tax In-Lieu of MVLF per $1M of AV | $726 | | | |
| | *Year 1* | *Year 5* | *Year 10* | *Year 20* |
| | **2027** | **2031** | **2036** | **2046** |
| Estimated Project Assessed Value | $63,133,850 | $431,242,304 | $1,008,566,775 | $1,722,973,045 |
| Incremental Property Tax In-Lieu of MVLF to County | $45,800 | $313,100 | $732,300 | $1,250,900 |
| County Allocation to EIFD | $0 | $0 | $0 | $0 |
| **Incremental Property Tax In-Lieu of MVLF to County** | **$45,800** | **$313,100** | **$732,300** | **$1,250,900** |

Notes:
Select years shown for illustration
Values in 2026 dollars

Source: Santa Cruz County Auditor-Controller (2026)

**Property Transfer Tax**

| | | *Year 5* | *Year 10* | *Year 20* |
|---|---|---|---|---|
| | | **2031** | **2036** | **2046** |
| Estimated Assessed Value - For-Sale Residential | | $237,332,385 | $550,266,562 | $739,512,245 |
| Estimated Property Turnover Rate | | 15.0% | 15.0% | 15.0% |
| Estimated Value of Property Transferred | | $35,599,858 | $82,539,984 | $110,926,837 |
| | | | | |
| Estimated Assessed Value - Other Land Uses | | $193,909,920 | $458,300,213 | $983,460,800 |
| Estimated Property Turnover Rate | | 5.0% | 5.0% | 5.0% |
| Estimated Value of Property Transferred | | $9,695,496 | $22,915,011 | $49,173,040 |
| | | | | |
| **Estimated Total Value of Property Transferred** | | **$45,295,354** | **$105,454,995** | **$160,099,877** |
| | | | | |
| Total Transfer Tax | $1.10 per $1,000 | $10,700 | $25,200 | $54,100 |
| | | | | |
| **Transfer Tax to City** | $0.55 per $1,000 | **$5,300** | **$12,600** | **$27,000** |
| | | | | |
| **Transfer Tax to County** | $0.55 per $1,000 | **$5,300** | **$12,600** | **$27,000** |

Notes:
Select years shown for illustration
Values in 2026 dollars

Source: Santa Cruz County Auditor-Controller (2026)

**Sales Tax - Direct / On-Site**

| Project Component | | Year 5 2031 | Year 10 2036 | Year 20 2046 |
|---|---|---|---|---|
| Retail SF | | 17,500 SF | 35,000 SF | 70,000 SF |
| Portion of Industrial Buildings Generating Local Taxable Sales | 75.0% | 0 SF | 0 SF | 0 SF |
| Total Sales-Generating SF | | 17,500 SF | 35,000 SF | 70,000 SF |
| Estimated Taxable Sales | $300 PSF | $6,086,189 | $14,111,122 | $37,928,336 |
| Sales Tax to City (incl. Measure L/S) | 1.75% | $106,508 | $246,945 | $663,746 |
| Use Tax as % of 1% Bradley Burns Sales Tax | 12.00% | $7,303 | $16,933 | $45,514 |
| **Sales and Use Tax to City - Direct** | | **$113,800** | **$263,900** | **$709,300** |
| **Measure Z Sales Tax to City - Direct** | **1.25%** | **$76,100** | **$176,400** | **$474,100** |
| Sales Tax to County | 0.25% | $15,200 | $35,300 | $94,800 |
| Net of Sales Transfer within County | (25%) | ($3,800) | ($8,825) | ($23,700) |
| **Sales Tax to County** | | **$11,400** | **$26,475** | **$71,100** |
| *Additional Restricted Sales Tax Allocations:* | | | | |
| **County Measure D Sales Tax - Transportation** | **0.50%** | **$30,400** | **$70,600** | **$189,600** |
| **Sales Tax - Metropolitan Transit District** | **0.50%** | **$30,400** | **$70,600** | **$189,600** |
| **Sales Tax - Santa Cruz Public Libraries** | **0.25%** | **$15,200** | **$35,300** | **$94,800** |

Notes:
County General Fund sales tax for Revenue and Taxation Code Section 7203.1
Taxable sales PSF factor escalated 3% annually
Select years shown for illustration.
Values in 2026 dollars.

**Sales Tax - Indirect / Off-Site**

| | | *Year 5* | *Year 10* | *Year 20* |
|---|---|---|---|---|
| | | **2031** | **2036** | **2046** |
| Estimated # Employees | | 192 | 365 | 472 |
| Estimated Annual Taxable Retail Spending / Empl. Near Work | | $6,956 | $8,063 | $10,837 |
| Estimated Employee Taxable Retail Spending Within City | | $1,333,499 | $2,943,456 | $5,111,381 |
| | | | | |
| Estimated # Occupied Dwelling Units | | 645 DU | 1,291 DU | 2,181 DU |
| Estimated Annual Taxable Retail Spending / HH | | $48,931 | $56,724 | $76,233 |
| Estimated Resident Taxable Retail Spending | | $31,580,977 | $73,222,015 | $166,252,164 |
| Estimated Capture within City | 35.0% | $11,053,342 | $25,627,705 | $58,188,257 |
| | | | | |
| Estimated # Occupied Hotel Rooms | | 84 rooms | 210 rooms | 210 rooms |
| Estimated Annual Taxable Retail Spending / Room | | $21,157 | $24,526 | $32,962 |
| Estimated Resident Taxable Retail Spending | | $1,777,167 | $5,150,560 | $6,921,921 |
| Estimated Capture within City | 35.0% | $622,009 | $1,802,696 | $2,422,672 |
| | | | | |
| **Total Estimated Indirect Taxable Sales** | | **$13,008,849** | **$30,373,858** | **$65,722,311** |
| Less Estimated Capture Within District Retail | (10%) | ($1,300,885) | ($3,037,386) | ($6,572,231) |
| Net Indirect Taxable Sales | | $11,707,965 | $27,336,472 | $59,150,080 |
| | | | | |
| Sales Tax to City (incl. Measure L/S) | 1.75% | $204,889 | $478,388 | $1,035,126 |
| Use Tax as % of 1% Bradley Burns Sales Tax | 12.00% | $14,050 | $32,804 | $70,980 |
| **Sales and Use Tax to City - Indirect** | | **$218,900** | **$511,200** | **$1,106,100** |
| | | | | |
| **Measure Z Sales Tax to City - Indirect** | **1.25%** | **$146,300** | **$341,700** | **$739,400** |
| | | | | |
| Sales Tax to County | 0.25% | $29,300 | $68,300 | $147,900 |
| Net of Sales Transfer within County | (25%) | ($7,325) | ($17,075) | ($36,975) |
| **Sales Tax to County** | | **$21,975** | **$51,225** | **$110,925** |
| | | | | |
| *Additional Restricted Sales Tax Allocations:* | | | | |
| **County Measure D Sales Tax - Transportation** | **0.50%** | **$58,500** | **$136,700** | **$295,800** |
| **Sales Tax - Metropolitan Transit District** | **0.50%** | **$58,500** | **$136,700** | **$295,800** |
| **Sales Tax - Santa Cruz Public Libraries** | **0.25%** | **$29,300** | **$68,300** | **$147,900** |

Notes:
County General Fund sales tax for Revenue and Taxation Code Section 7203.1
Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC.
Household spending based on average houshold 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 2026 dollars.

### Transient Occupancy Tax ("TOT")

| | | Year 5 | Year 10 | Year 20 |
|---|---|---|---|---|
| | | **2031** | **2036** | **2046** |
| Estimated # Hotel Rooms | | 120 rooms | 300 rooms | 300 rooms |
| Average Daily Room Rate (ADR) | | $232 | $269 | $361 |
| Average Occupancy Rate | | 70% | 70% | 70% |
| Annual Hotel Room Receipts | | $7,108,669 | $20,602,238 | $27,687,685 |
| **TOT to City** | **11.0%** | **$782,000** | **$2,266,200** | **$3,045,600** |

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.


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

**City Service Population**

| | |
|---|---|
| Approximate City Population | 11,831 |
| | |
| Approximate City Employment Population | 6,876 |
| Employee Weighting for Service Population | 0.5 |
| Weighted # Employees | 3,438 |
| | |
| **Total City Service Population** | **15,269** |

Source: CA Department of Finance, U.S. Census Bureau Center for Economic Studies

**City Multipler Revenue and Expenditure Factors**

| Budget Category | Adopted City Budget | Allocation Basis | Relevant City Population | Percent Fixed | Per Capita Factor | Annual Escalation | Year 5 2031 | Year 10 2036 | Year 20 2046 |
|---|---|---|---|---|---|---|---|---|---|
| *General Fund Revenues* | | | | | | | | | |
| Property Taxes (incl. Tax Equity Allocation) | $2,146,976 | *Estimated Separately via Case Study Method* | | | | | | | |
| Property Taxes in lieu of MVLF | $1,600,000 | *Estimated Separately via Case Study Method* | | | | | | | |
| Sales & Use Taxes | $2,775,000 | *Estimated Separately via Case Study Method* | | | | | | | |
| Sales Tax - Measure Z | $4,300,000 | *Estimated Separately via Case Study Method* | | | | | | | |
| Transient Occupancy Tax | $2,250,000 | *Estimated Separately via Case Study Method* | | | | | | | |
| Real Property Transfer Tax | $100,000 | *Estimated Separately via Case Study Method* | | | | | | | |
| Utility Users Tax | $1,350,000 | Service Population | 15,269 | 0% | $88.41 | 3.0% | $102.50 | $118.82 | $159.69 |
| Business License Tax | $700,000 | Employment Base | 6,876 | 0% | $101.80 | 3.0% | $118.02 | $136.82 | $183.87 |
| Charges for Services | $1,156,000 | *N/A - Non-Recurring Revenue* | | | | | | | |
| Fines & Forfeitures | $29,000 | Service Population | 15,269 | 0% | $1.90 | 3.0% | $2.20 | $2.55 | $3.43 |
| Franchise Fees | $1,345,000 | Service Population | 15,269 | 0% | $88.09 | 3.0% | $102.12 | $118.38 | $159.09 |
| Intergovernmental | $424,500 | *N/A - Non-Recurring Revenue* | | | | | | | |
| Investment Earnings | $200,000 | As % of other revenues | 20,114,726 | N/A | 0.99% | 3.0% | 0.99% | 0.99% | 0.99% |
| Rents & Concessions | $70,000 | Residents | 11,831 | 50% | $2.96 | 3.0% | $3.43 | $3.98 | $5.34 |
| Interfund Transfer in | $627,750 | Service Population | 15,269 | 0% | $41.11 | 3.0% | $47.66 | $55.25 | $74.25 |
| Other Revenues | $1,240,500 | Service Population | 15,269 | 25% | $60.93 | 3.0% | $70.64 | $81.89 | $110.05 |
| **Total General Fund Revenues** | **$20,314,726** | | | | | | | | |
| *General Fund Expenditures* | | | | | | | | | |
| Legislative | $140,165 | Service Population | 15,269 | 50% | $4.59 | 3.0% | $5.32 | $6.17 | $8.29 |
| Legal | $340,500 | Service Population | 15,269 | 50% | $11.15 | 3.0% | $12.93 | $14.98 | $20.14 |
| City Manager's Office | $1,247,950 | Service Population | 15,269 | 50% | $40.87 | 3.0% | $47.37 | $54.92 | $73.81 |
| Administrative Services | $5,279,560 | Service Population | 15,269 | 50% | $172.88 | 3.0% | $200.42 | $232.34 | $312.25 |
| Police | $8,339,791 | Service Population | 15,269 | 10% | $491.57 | 3.0% | $569.87 | $660.63 | $887.83 |
| Community Development | $1,896,434 | Service Population | 15,269 | 50% | $62.10 | 3.0% | $71.99 | $83.46 | $112.16 |
| Public Works | $3,919,968 | Service Population | 15,269 | 25% | $192.55 | 3.0% | $223.21 | $258.76 | $347.76 |
| **Total General Fund Expenditures** | **$21,164,368** | | | | | | | | |

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: City of Scotts Valley 2025-2026 Adopted Budget

**City Multipler Revenues and Expenditures**

| | Year 5 2031 | Year 10 2036 | Year 20 2046 |
|---|---|---|---|
| Estimated # Residents | 1,620 | 3,240 | 5,474 |
| Estimated # Employees | 192 | 365 | 472 |
| Total Project Service Population | 1,716 | 3,423 | 5,710 |
| **Budget Category** | **2031** | **2036** | **2046** |
| *General Fund Revenues* | | | |
| Utility Users Tax | $175,900 | $406,700 | $911,800 |
| Business License Tax | $22,600 | $49,900 | $86,700 |
| Charges for Services | $0 | $0 | $0 |
| Fines & Forfeitures | $3,800 | $8,700 | $19,600 |
| Franchise Fees | $175,200 | $405,200 | $908,400 |
| Intergovernmental | $0 | $0 | $0 |
| Investment Earnings | $21,465 | $54,327 | $99,716 |
| Rents & Concessions | $5,600 | $12,900 | $29,200 |
| Interfund Transfer in | $81,800 | $189,100 | $424,000 |
| Other Revenues | $121,200 | $280,300 | $628,400 |
| **Total Multiplier Revenues** | **$607,565** | **$1,407,127** | **$3,107,816** |
| *General Fund Expenditures* | | | |
| Legislative | $9,100 | $21,100 | $47,300 |
| Legal | $22,200 | $51,300 | $115,000 |
| City Manager's Office | $81,300 | $188,000 | $421,400 |
| Administrative Services | $343,900 | $795,200 | $1,782,900 |
| Police | $977,800 | $2,261,000 | $5,069,300 |
| Community Development | $123,500 | $285,600 | $640,400 |
| Public Works | $383,000 | $885,600 | $1,985,600 |
| **Total Multiplier Expenditures** | **$1,940,800** | **$4,487,800** | **$10,061,900** |

Notes:
Major case study revenues not shown include property tax, sales tax, transient occupancy tax
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: City of Scotts Valley 2025-2026 Adopted Budget

**County Service Population**

| | |
|---|---|
| Approximate County Population | 263,710 |
| Approximate County Employment Population | 96,917 |
| Employee Weighting for Service Population | 0.5 |
| Weighted # Employees | 48,459 |
| **Total County Service Population** | **312,169** |

Source: CA Department of Finance, CA Employment Development Department

**County Multipler Expenditure Factors**

| Budget Category | Adopted County Budget | Allocation Basis | Relevant County Population | Percent Fixed Costs | Per Capita Factor | Annual Escalation | Year 5 2031 | Year 10 2036 | Year 20 2046 |
|---|---|---|---|---|---|---|---|---|---|
| *Primary Expenditures - Net County Cost* | | | | | | | | | |
| Public Protection - Incorporated Jurisdiction Estimate | $79,734,000 | Service Population | 312,169 | 50% | $127.71 | 3.0% | $148.05 | $171.63 | $230.66 |
| Public Protection - Unincorporated Jurisdiction Estimate | $53,156,000 | N/A - Unincorporated | | | | | | | |
| General Government | $61,650,000 | Service Population | 312,169 | 75% | $49.37 | 3.0% | $57.24 | $66.35 | $89.17 |
| Public Assistance | $31,510,000 | Resident Population | 263,710 | 50% | $59.74 | 3.0% | $69.26 | $80.29 | $107.90 |
| Health and Sanitation | $17,810,000 | Service Population | 312,169 | 50% | $28.53 | 3.0% | $33.07 | $38.34 | $51.52 |
| Recreation and Cultural Services | $8,220,000 | Resident Population | 263,710 | 50% | $15.59 | 3.0% | $18.07 | $20.95 | $28.15 |
| Debt Service | $8,220,000 | N/A | | | | | | | |
| Reserves | $10,960,000 | N/A | | | | | | | |
| Public Ways and Facilities | $1,370,000 | Service Population | 312,169 | 50% | $2.19 | 3.0% | $2.54 | $2.95 | $3.96 |
| Education | $1,370,000 | Resident Population | 263,710 | 50% | $2.60 | 3.0% | $3.01 | $3.49 | $4.69 |
| Total Net County Cost | $274,000,000 | | | | | | | | |

Notes:
Public Protection services in incorporated jurisdictions estimated at 60% of total County Public Protection services expenditures
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: County of Santa Cruz 2024-2025 Adopted Budget

**County Multipler Expenditures**

| | *Year 5* | *Year 10* | *Year 20* |
|---|---|---|---|
| | **2031** | **2036** | **2046** |
| Estimated # Residents | 1,620 | 3,240 | 5,474 |
| Estimated # Employees | 192 | 365 | 472 |
| Total Project Service Population | 1,716 | 3,423 | 5,710 |
| | | | |
| **Budget Category** | **2031** | **2036** | **2046** |
| *Primary Expenditures - Net County Cost* | | | |
| Public Protection - Incorporated Jurisdiction Esti | $254,000 | $587,400 | $1,317,000 |
| General Government | $98,200 | $227,100 | $509,200 |
| Public Assistance | $112,200 | $260,100 | $590,700 |
| Health and Sanitation | $56,700 | $131,200 | $294,200 |
| Recreation and Cultural Services | $29,300 | $67,900 | $154,100 |
| Public Ways and Facilities | $4,400 | $10,100 | $22,600 |
| Education | $4,900 | $11,300 | $25,700 |
| **Total Primary Expenditures** | **$559,700** | **$1,295,100** | **$2,913,500** |

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: County of Santa Cruz 2024-2025 Adopted Budget

**Fire Protection District Service Population**

| | |
|---|---|
| Approximate Fire District Population | 22,000 |
| Approximate Fire District Employment Population | 10,652 |
| Employee Weighting for Service Population | 0.5 |
| Weighted # Employees | 5,326 |
| **Total Fire District Service Population** | **27,326** |

Source: CA Department of Finance, CA Employment Development Department

**Fire Protection District Multipler Expenditure Factors**

| Budget Category | Adopted County Budget | Allocation Basis | Relevant County Population | Percent Fixed Costs | Per Capita Factor | Annual Escalation | Year 5<br>2031 | Year 10<br>2036 | Year 20<br>2046 |
|---|---|---|---|---|---|---|---|---|---|
| *Primary Operating Expenditures* | | | | | | | | | |
| Salaries & Benefits | $10,267,226 | Service Population | 27,326 | 75% | $93.93 | 3.0% | $108.89 | $126.24 | $169.65 |
| Services & Supplies | $1,123,387 | Service Population | 27,326 | 25% | $30.83 | 3.0% | $35.74 | $41.44 | $55.69 |
| Other Charges | $315,500 | Service Population | 27,326 | 50% | $5.77 | 3.0% | $6.69 | $7.76 | $10.43 |
| Fixed Assets | $1,000,000 | Service Population | 27,326 | 50% | $18.30 | 3.0% | $21.21 | $24.59 | $33.05 |
| Total Primary Operating Expenditures | $12,706,113 | | | | | | | | |

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: Fire Protection District 2024-2025 Amended Budget

**Fire Protection District Multipler Expenditures**

| | Year 5<br>2031 | Year 10<br>2036 | Year 20<br>2046 |
|---|---|---|---|
| Estimated # Residents | 1,620 | 3,240 | 5,474 |
| Estimated # Employees | 192 | 365 | 472 |
| Total Project Service Population | 1,716 | 3,423 | 5,710 |
| **Budget Category** | **2031** | **2036** | **2046** |
| *Primary Operating Expenditures* | | | |
| Salaries & Benefits | $186,800 | $432,100 | $968,700 |
| Services & Supplies | $61,300 | $141,800 | $318,000 |
| Other Charges | $11,500 | $26,600 | $59,500 |
| Fixed Assets | $36,400 | $84,200 | $188,700 |
| **Total Primary Operating Expenditures** | **$296,000** | **$684,700** | **$1,534,900** |

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: Fire Protection District 2024-2025 Amended Budget

## IMPLAN Inputs

### Construction Inputs

| Industry NAICS Category | Approximate Inputs (Industry Spending) |
|---|---|
| 58 - Construction of new multifamily residential structures | $1,209,332,500 |
| 55 - Construction of new commercial structures, including farm structures | $144,500,000 |
| 51 - Construction of new manufacturing structures | $17,518,400 |

### Ongoing Operation Inputs

| Industry NAICS Category | Approximate Inputs (Employment Change) |
|---|---|
| 507 - Hotels and motels, including casino hotels | 200 Jobs |
| 412 - Retail - Miscellaneous store retailers | 175 Jobs |
| 422 - Warehousing and storage | 58 Jobs |
| 476 - Services to buildings | 38 Jobs |

**Summary of IMPLAN Economic Benefits**

**Economic Benefits from Construction (One-Time / Temporary)**

| | Employment | Labor Income | Economic Output |
|---|---|---|---|
| Direct (On-Site) | 11,611 | $869,352,685 | $1,371,350,900 |
| Indirect | 885 | $63,509,131 | $200,950,356 |
| Induced | 2,641 | $161,730,040 | $485,714,553 |
| **Total Countywide** | **15,136** | **$1,094,591,856** | **$2,058,015,809** |
| **Estimated City Capture** | **11,787** | **$880,614,643** | **$1,405,684,145** |

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

| | Employment | Labor Income | Economic Output |
|---|---|---|---|
| Direct (On-Site) | 472 | $22,471,954 | $51,442,665 |
| Indirect | 67 | $4,858,333 | $12,547,043 |
| Induced | 73 | $4,497,007 | $13,503,387 |
| **Total Countywide** | **612** | **$31,827,294** | **$77,493,094** |
| **Estimated City Capture** | **479** | **$22,939,721** | **$52,745,187** |

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.

docusign

## Certificate Of Completion

| | | |
|---|---|---|
| Envelope Id: 261A5F73-E996-8715-8373-2DA96B8F243A | | Status: Completed |
| Subject: Complete with Docusign: County Resolution Approving Scotts Valley EIFD IFP.pdf | | |
| Source Envelope: | | |
| Document Pages: 61 | Signatures: 1 | Envelope Originator: |
| Certificate Pages: 4 | Initials: 0 | Peter Detlefs |
| AutoNav: Enabled | | 701 Ocean Street |
| EnvelopeId Stamping: Enabled | | Santa Cruz, CA 95060 |
| Time Zone: (UTC-08:00) Pacific Time (US & Canada) | | Peter.Detlefs@santacruzcountyca.gov |
| | | IP Address: 216.168.143.0 |

## Record Tracking

| | | |
|---|---|---|
| Status: Original<br>9/23/2026 10:34:36 AM | Holder: Peter Detlefs<br>Peter.Detlefs@santacruzcountyca.gov | Location: DocuSign |
| Security Appliance Status: Connected | Pool: FedRamp | |

| Signer Events | Signature | Timestamp |
|---|---|---|
| Jason M. Heath<br>jason.heath@santacruzcountyca.gov<br>County Counsel<br>County of Santa Cruz<br>Security Level: Email, Account Authentication (None) | Signed by:<br>Jason M. Heath<br>2336E053FF38435...<br><br>Signature Adoption: Pre-selected Style<br>Using IP Address: 216.168.143.0 | Sent: 9/23/2026 10:35:47 AM<br>Viewed: 9/23/2026 10:53:11 AM<br>Signed: 9/23/2026 10:55:37 AM |

**Electronic Record and Signature Disclosure:**
Accepted: 9/23/2026 10:53:11 AM
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| In Person Signer Events | Signature | Timestamp |
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| Editor Delivery Events | Status | Timestamp |
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| Agent Delivery Events | Status | Timestamp |
|---|---|---|

| Intermediary Delivery Events | Status | Timestamp |
|---|---|---|

| Certified Delivery Events | Status | Timestamp |
|---|---|---|

| Carbon Copy Events | Status | Timestamp |
|---|---|---|

| Witness Events | Signature | Timestamp |
|---|---|---|

| Notary Events | Signature | Timestamp |
|---|---|---|

| Envelope Summary Events | Status | Timestamps |
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| Envelope Sent | Hashed/Encrypted | 9/23/2026 10:35:48 AM |
| Certified Delivered | Security Checked | 9/23/2026 10:53:11 AM |
| Signing Complete | Security Checked | 9/23/2026 10:55:37 AM |
| Completed | Security Checked | 9/23/2026 10:55:37 AM |

| Payment Events | Status | Timestamps |
|---|---|---|

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