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# Appendix A:

# Sources and Definitions

# Sources

Information presented in the Report to Council/Report to State Departments was compiled from the following sources:

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## City Persons Contacted

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Irene Klebanivska, Business Manager, Office of Housing and Redevelopment
Leonard Powell, Community Preservation Section
Jay Swardenski, Fremont Fire Department
Lori Taylor, Economic Development Manager
Elisa Tierney, Redevelopment Agency Director

## Real Estate Brokers Contacted

Joe Betchart, Wauhaub Realty
Cinda Bernard, Fries Properties
Debbie Harika, Keller Williams
Alan Heyman, Independent Retail Specialist
Jim Shepherd, Cornish & Carey Commercial
Nine additional brokers who did not wish to be named

*This report was produced by the Fremont Redevelopment Agency in association with Seifel Consulting Inc.*

# Definitions

**$1.5 Billion Cap:** Proposed revised limit on the amount of tax increment revenue that may be claimed by the Agency from the Industrial Area portion of the Merged Project Area under the Plan Amendment.

**$400 Million Cap:** Current limit on the amount of tax increment revenue that may be claimed by the Agency from the Industrial Area portion of the Merged Project Area.

**1998 Plan Amendments and Merger:** Amendments to the Niles, Irvington, Industrial, and Centerville Redevelopment Plans that occurred in 1998 and, among other actions, added territory to the Niles and Irvington Project Areas, augmented the redevelopment program for each project area, extended certain time and financial limits, and merged the four Constituent Project Areas to form the Merged Project Area to enable the pooling of tax increment revenue.

**Affected Taxing Entity:** As defined in Section 33353.2 of the Community Redevelopment Law (CRL), any government agency that levies a property tax on all or any portion of the property in the Merged Project Area.

**Agency:** The Redevelopment Agency of the City of Fremont, a redevelopment agency established pursuant to Sections 33100–33115 of the CRL.

**Agency Board:** The public body that is the Agency's governing body. The five elected members of the City Council of the City serve as the members of the Agency Board.

**Base Assessed Value:** The total value of taxable property within the boundaries of a project area in the year the redevelopment plan is adopted, or the value of taxable property within the boundaries of an added area when a plan is amended to add territory. The Fremont Merged Project Area has different base assessed values for each Constituent Project Area and its components.

**Base Year:** The fiscal year of the last equalized assessment roll used in connection with the taxation of property within a project area prior to the effective date of the ordinance adopting the redevelopment plan or amending the plan to add territory. The Fremont Merged Project Area has different base years for each Constituent Project Area and its components.

**Blight/Blighting Conditions:** Adverse physical or economic conditions, as defined by Sections 33030, 33031, and 33032 of the CRL in effect from time to time.

**Building Conditions Survey:** A comprehensive survey of buildings in the Merged Project Area, during which the surveyors recorded the specific characteristics of each building observed and rated the overall condition of each building based on a combination of these factors.

**Centerville Area:** The portion of the Merged Project Area that corresponds to the previously established Centerville Project Area. Figure I-5 of this report shows the boundaries of the Centerville Area.

**Centerville Project Area:** The redevelopment project area established by the Centerville Redevelopment Plan in 1997. The Centerville Project Area was merged in 1998 to comprise a portion of the Merged Project Area and is referred to in this document as the Centerville Area.

**Centerville Redevelopment Plan:** The redevelopment plan for the Centerville Project Area, established in 1997 and proposed to be further amended, restated and consolidated with the other Constituent Redevelopment Plans into the Merged Plan under the Plan Amendment.

**City:** The City of Fremont, a municipal corporation in the State of California.

**City Council**: The City Council of the City of Fremont, also referred to as the City's "Legislative Body" in the CRL.

**Constituent Project Areas:** The Niles Project Area, Irvington Project Area, Centerville Project Area, and Industrial Project Area, which have been merged pursuant to Health and Safety Code Section 33485 et seq. and that together comprise the Merged Project Area.

**Constituent Redevelopment Plans:** The Niles Redevelopment Plan, Irvington Redevelopment Plan, Centerville Redevelopment Plan, and Industrial Redevelopment Plan, which are proposed to be further amended, restated, consolidated, and superseded in their entirety in the form of the Merged Plan under the Plan Amendment.

**Consultants:** Seifel Consulting Inc. (Seifel).

**County:** Alameda County, California.

**CRL (Community Redevelopment Law):** Redevelopment law of the State of California contained in California Health and Safety Code sections 33000 et seq.

**Department of Finance (DOF):** The State of California department that serves as the Governor's chief fiscal policy advisor to promote responsible resource allocation through the state's annual financial plan and ensure the financial integrity of the state.

**Department of Housing and Community Development (HCD):** The State of California department that provides leadership, policies and programs to preserve and expand safe and affordable housing opportunities and promote strong communities for all Californians.

**Education Entities**: Ohlone Community College District, Fremont Unified School District and Alameda County Office of Education.

**Federal:** Any agency or instrumentality of the United States.

**FY (Fiscal Year):** A Fiscal Year of the Agency comprising a period from July 1 to the following June 30. Where only a single year is shown for a Fiscal Year (e.g. "FY 2009") the reference is to the calendar year in which the Fiscal Year ends, so that FY 2009 refers to Fiscal Year 2008-2009 covering the period from July 1, 2008 through June 30, 2009.

**Five Year Implementation Plan (Implementation Plan):** The Implementation Plan identifies projects and activities for the Merged Project Area over the next five-year Implementation Plan period. The Agency's current implementation plan became effective on July 1, 2008 and covers the period July 1, 2008 through June 30, 2013 (FY 2009-FY2013).

**General Plan:** The Fremont General Plan (as amended from time to time) prepared and approved pursuant to the state Government Code, sections 65300 et seq.

**Historic Areas:** The Niles Area, Irvington Area and Centerville Area, which are the three portions of the Merged Project Area that correspond to districts founded in the 19th Century and incorporated into the City of Fremont in 1956.

**Housing Set-aside Fund:** Also Housing Fund. The separate fund into and from which Section 33334.2 of the CRL requires that a redevelopment agency deposit (set aside) and spend 20 percent of all tax increment revenue allocated to the agency to preserve, increase or enhance the community's supply of affordable housing.

**Industrial Area:** The portion of the Merged Project Area that corresponds to the previously established Industrial Project Area. Figure I-4 of this report shows the boundaries of the Industrial Area.

**Industrial Project Area:** The redevelopment project area established by the Industrial Redevelopment Plan in 1983. The Industrial Project Area was merged in 1998 to comprise a portion of the Merged Project Area and is referred to in this document as the Industrial Area.

**Industrial Redevelopment Plan:** The redevelopment plan for the Industrial Project Area, established in 1983, and proposed to be further amended, restated and consolidated with the other Constituent Redevelopment Plans into the Merged Plan under the Plan Amendment.

**Irvington Added Area:** The portion of the Irvington Project Area that was added in 1998.

**Irvington Area:** The portion of the Merged Project Area that corresponds to the previously established Irvington Project Area. Figure I-3 of this report shows the boundaries of the Irvington Area.

**Irvington Original Area:** The portion of the Irvington Project Area that was established in 1977.

**Irvington Project Area:** The redevelopment project area established by the Irvington Redevelopment Plan in 1977 and expanded in 1998. The Irvington Project Area includes the Irvington Original Area and the Irvington Added Area. The Irvington Project Area was merged in 1998 to comprise a portion of the Merged Project Area and is referred to in this document as the Irvington Area.

**Irvington Redevelopment Plan:** The redevelopment plan for the Irvington Project Area, established in 1977 and amended to add territory in 1998, proposed to be further amended, restated and consolidated with the other Constituent Redevelopment Plans into the Merged Plan under the Plan Amendment.

**Legal Description:** A description of the boundary of a Constituent Project Area or the entire Merged Project Area, as applicable, prepared in accordance with specifications approved by the California State Board of Equalization.

**Legislative Body**: The City Council of the City of Fremont.

**Low and Moderate-Income**: Persons or families of low or moderate income, as defined in the State Health and Safety Code, Section 50093.

**Merged Plan or Merged Redevelopment Plan:** Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (including the Irvington, Niles, Centerville, and Industrial Areas) that is proposed to be adopted through the Plan Amendment.

**Merged Project Area:** The specific geographical area within which the Agency has established a redevelopment project pursuant to the CRL, as defined in Chapter I and illustrated in Figure I-1 of this report. The Merged Project Area includes the areas within the Irvington Area, Niles Area, Centerville Area, and Industrial Area.

**Merged Redevelopment Program:** The proposed projects and activities to be undertaken by the Agency in the Merged Project Area. The Merged Redevelopment Program includes both projects and activities that can be funded within the existing $400 million cap on receipt of tax increment from the Industrial Area (Pre-$400 million cap projects and activities) and projects and activities that will only be possible with the adoption of the Plan Amendment to raise the Industrial Area tax increment cap (Post-$400 million cap projects and activities).

**Niles Added Area:** The portion of the Niles Project Area that was added in 1998.

**Niles Area:** The portion of the Merged Project Area that corresponds to the previously established Niles Project Area. Figure I-2 of this report shows the boundaries of the Niles Area.

**Niles Original Area:** The portion of the Niles Project Area that was established in 1977.

**Niles Project Area:** The redevelopment project area established by the Niles Redevelopment Plan in 1977 and expanded in 1998. The Niles Project Area includes the Niles Original Area and the Niles Added Area. The Niles Project Area was merged in 1998 to comprise a portion of the Merged Project Area and is referred to in this document as the Niles Area.

**Niles Redevelopment Plan:** The redevelopment plan for the Niles Project Area, established in 1977 and amended to add territory in 1998, proposed to be further amended, restated and consolidated with the other Constituent Redevelopment Plans into the Merged Plan under the Plan Amendment.

**Pass Through:** The portion of the property tax revenues generated from the increases in assessed value over the base year assessed value that are claimed by the Agency and that the Affected Taxing Entities in turn receive from the Agency pursuant to the CRL.

**Plan Amendment:** An interrelated set of proposed redevelopment plan amendments to the Constituent Redevelopment Plans that are being prepared by the Agency for consideration of adoption by the City Council, and that are the subject of this Preliminary Report. The nature and scope of the proposed Plan Amendment is further described in Chapter I.B.

**Planning Commission:** The Planning Commission of the City of Fremont.

**Post-$400 million cap costs:** The costs of Post-$400 million cap projects and activities.

**Post-$400 million cap projects and activities:** The portion of the Merged Redevelopment Program that will only be possible with the adoption of the Plan Amendment to raise the Industrial Area tax increment cap.

**Pre-$400 million cap costs:** The costs of Pre-$400 million cap projects and activities.

**Pre-$400 million cap projects and activities:** The portion of the Merged Redevelopment Program that can be funded within the existing $400 million cap on receipt of tax increment from the Industrial Area.

**Preliminary Report:** The Preliminary Report on the proposed Plan Amendment prepared pursuant to Section 33444.5 of the CRL, which is the first of a series of reports designed to provide the affected taxing agencies, legislative body and all interested parties with the requisite analysis and documentation of the Plan Amendment. The Preliminary Report was distributed in accordance with the CRL in August 2009.

**Report:** This Report to Council (also serving as the Report to State Departments) on the Plan Amendment.

**Report to Council:** The Report to Council on the Plan Amendment. Also known as the "report on the plan" or "final report," it is the report to the legislative body containing the statutorily enumerated elements from Section 33352 of the CRL that must accompany a redevelopment plan adoption or amendment in preparation for the public hearing. This document constitutes the Report to Council.

**SEIR (Subsequent Environmental Impact Report):** An analytic document required under the California Environmental Quality Act (CEQA). For the proposed Plan Amendment, it describes the Merged Project Area's location, its existing setting, the impacts that the Merged Redevelopment Program will have on the environment, potential alternatives to the proposed Plan Amendment, and proposed measures necessary to mitigate significant environmental impacts to insignificant levels. The SEIR is a subsequent CEQA analysis for the Plan Amendment that builds upon the Environmental Impact Report (EIR) prepared for the 1998 Plan Amendments and Merger. The SEIR consists of a draft SEIR and a final SEIR, as described in Chapter X.

**State:** Any agency or instrumentality of the State of California.

**State Report:** The report required to be transmitted by the Agency to the State Department of Finance and the State Department of Housing and Community Development pursuant to Section 33451.5 of the CRL. As explained in Chapter I, this Report also serves as the State Report.

**TI (Tax Increment):** That portion of property tax revenues claimed and received by the Agency from the property tax levy against all assessed value within a project area in excess of the base year assessed value, as defined in Section 33670 of the CRL.

# Appendix B:

# Urbanization Findings

# A. Introduction

Since 1984, California Community Redevelopment Law (CRL) has required that new redevelopment project areas and territory added to existing project areas be predominantly urbanized at the time of project area adoption or amendment. Prior to 1984, a determination of project area urbanization was not required. The constituent portions of the Merged Project Area were adopted and amended both before and after this date, so the requirements and available documentation differ among the Constituent Project Areas and their Original and Added Areas, as applicable. The appendix summarizes the urbanization information relevant to previous adoptions and amendments of the Constituent Project Areas.

As noted below, all applicable findings of urbanization were made and documented at the time the various portions of the Merged Project Area were established. Because no further area is proposed to be added to the Merged Project Area through the Plan Amendment that is the subject of this Preliminary Report, no new or additional urbanization findings are required under the CRL for the proposed Plan Amendment.

# B. Current CRL Definition of a Predominantly Urbanized Area

The current CRL, as amended by SB 1206 (Chapter 595, Statutes of 2006) and effective January 1, 2007, defines "predominantly urbanized" in Section 33320.1, subdivisions (b) and (c).[1] Specifically:

> *(b) As used in this section, "predominantly urbanized" means that not less than 80 percent of the land in the project area is either of the following:*
>
> *(1) Has been or is developed for urban uses.*
>
> *(2) Is an integral part of one or more areas developed for urban uses that are surrounded or substantially surrounded by parcels that have been or are developed for urban uses. Parcels separated by only an improved right-of-way shall be deemed adjacent for the purpose of this subdivision. Parcels that are not blighted shall not be included in the project area for the purpose of obtaining the allocation of taxes from the area pursuant to Section 33670 without other substantial justification for their inclusion.*
>
> *(c) For the purposes of this section, a parcel of property as shown on the official maps of the county assessor is developed if that parcel is developed in a manner that is either consistent with zoning or is otherwise permitted under law.*

[1] In 1997 and 1998, when the Centerville Project Area was adopted and the Niles and Irvington Project Areas were amended to add territory, the CRL also included a third category of "urbanized" land under Section 33320.1(b):

*(2) Is characterized by the condition described in paragraph (4) of subdivision (a) of Section 33031.*

However, no land was found to be urbanized under this category in the 1998 Plan Amendment and Merger.

# C. Niles Area

## 1. Niles Original Area

The Niles Original Area was established in 1977, prior to the urbanization requirement in the CRL. No detailed urbanization analysis was performed at that time. Currently, the original portion of the Niles Area consists almost entirely of developed residential and commercial land uses, plus a formerly active rail yard that is in the process of redevelopment. The few vacant parcels scattered around the original portion of the Niles Area could readily meet the "integral part" standard of Section 33320.1 of the CRL if an urbanization finding were required for the Plan Amendment.

## 2. Niles Added Area

The Niles Added Area was incorporated into the Niles Area in 1998. At that time, 68.9 acres, or 98 percent of the Niles Added Area, was found to have been developed for urban uses and thus qualified as urbanized under Section 33320.1(b)(1). Thus, the Niles Added Area exceeded the required 80 percent threshold for “predominantly urbanized” under Section 33320.1(b). An additional 1.1 acres, or 2 percent of the Niles Added Area, was found to be unurbanized but included in the Added Area for planning purposes.

# D. Irvington Area

## 1. Irvington Original Area

The Irvington Original Area was established in 1977, prior to the urbanization requirement in the CRL. No detailed urbanization analysis was performed at that time. Currently, the original portion of the Irvington Area consists almost entirely of developed residential and commercial land uses. The few vacant parcels scattered around the original portion of the Irvington Area could readily meet the "integral part" standard of Section 33320.1 of the CRL if an urbanization finding were required for the Plan Amendment.

## 2. Irvington Added Area

The Irvington Added Area was incorporated into the Irvington Area in 1998. At that time, 298 acres, or 92 percent of the Irvington Added Area, was found to have been developed for urban uses and thus qualified as urbanized under Section 33320.1(b)(1). An additional 4 acres, or 1 percent of the Irvington Added Area, was found to be an integral part of an area developed for urban uses and thus qualified as urbanized under Section 33320.1(b)(3) at that time (currently Section 33320.1(b)(2)). Together, these urbanized areas totaled 323 acres or approximately 94 percent of the Irvington Added Area, exceeding the required 80 percent threshold for “predominantly urbanized” under Section 33320.1(b). The remaining 21 acres, or 6 percent of the Irvington Added Area, were found to be unurbanized but included in the Added Area for planning purposes.

## E. Industrial Area

The Industrial Project Area was established in 1983, prior to the urbanization requirement in the CRL. No detailed urbanization analysis was performed at that time. The Industrial Area currently consists of a mix of large format retail, automobile sales, office uses, vacant land, and wetlands that have been set aside as a mitigation measure for development of other portions of the Industrial Area.

## F. Centerville Area

The Centerville Project Area was adopted in 1997. At that time, 296 acres, or 98 percent of the Centerville Project Area, was found to have been developed for urban uses and thus qualified as urbanized under Section 33320.1(b)(1). An additional 6 acres, or 2 percent of the Centerville Project Area, was found to be an integral part of an area developed for urban uses and thus qualified as urbanized under Section 33320.1(b)(3) at that time (currently Section 33320.1(b)(2)). Together, these urbanized areas totaled 302 acres and equaled 100 percent of the Centerville Project Area, exceeding the required 80 percent threshold for "predominantly urbanized" under Section 33320.1(b). Zero acres were found to be unurbanized but included in the Centerville Project Area for planning purposes.

# Appendix C:

# Fremont Plan Amendment
# Building Conditions Survey Form

**Fremont Plan Amendment Building Conditions Survey Form**

| | |
|---|---|
| APN: | Surveyor: KS HO HL PP EV Other ( ) Date: _____ |
| Address: | [*Information available electronically can be shown in this section on the handheld devices to help surveyors locate correct parcel (land use, year built, owner, etc.)* ] |

**Description/Notes**

**Basic Information**

Number of Buildings on Parcel: _____ Number of Buildings Rated (this form only): _____

Number of Units (Residential Only): _____

☐ Multiple forms* filled out for this parcel? If so, how many paper forms? _____

***Fill out paper form(s) if there are multiple buildings on one parcel unless the conditions are identical for all buildings.***

☐ Building sited on multiple parcels? If so, enter APN(s) of other parcels: _____

☐ Photo Opportunity? If so, how many pictures taken: _____ Photo descriptions: ( )

Building Type: Wood frame Reinforced Concrete Concrete Block Concrete Tilt Up URM Partially Reinforced Masonry Metal w/Wood Frame Metal w/Steel Frame Modular Mobile Other ( )

Building Use: Residential Office Retail Industrial R&D Institutional Mixed Use Other ( )

| | | |
|---|---|---|
| ☐ For Rent? | ☐ Vacant Business? | Broker Name: |
| ☐ For Sale? | ☐ Construction Site? | Broker Number: |
| ☐ Vacant Lot? | | Other Broker Information: |

Vacancy Details: Partially Vacant Building Vacant Building Vacant/Abandoned Building Underutilized Building (Description _____) Partially Vacant Lot Vacant Lot Utilized without Structure (eg. Parking Lot)

**Building Condition Indicators**

| Factors | Notes<br>**MAPC=Major Adverse Physical Condition, OAPC=Other Adverse Physical Condition** |
|---|---|
| **1) Structural** | |
| ☐ Dilapidated structure | (MAPC) |
| ☐ Brick/Missing/Cracked foundation | (MAPC unless the problem is partial) |
| ☐ Alignment problems/Subsidence | (MAPC) |
| ☐ Fire Damage | (MAPC unless the problem is partial) |
| ☐ Dry Rot/Termite damage | (MAPC unless the problem is partial) |
| ☐ Informal/Substandard construction | Garage conversion, substandard addition (MAPC unless partial) |
| ☐ Other deficiencies (describe below) | eg. URM, apparent abandonment, extensive deterioration, earthquake damage (MAPC)<br>eg. Sagging porch/additions, partially reinforced masonry (OAPC) |
| **2) Roofing** | |
| ☐ Sagging roof | (MAPC unless the problem is partial) |
| ☐ Missing/Inadequate/Deteriorated roofing/eves/chimney | |
| ☐ Missing/Rusted gutters or down spouts | (OAPC) |
| ☐ Other deficiencies (describe below) | eg. Excessive layers, rusted metal roof |
| **3) Siding/Stucco/Wall/Flooring** | |
| ☐ Peeling paint | (OAPC) |
| ☐ Deteriorated/Cracked/Poorly repaired walls/floor | (OAPC) |
| ☐ Mold/Mildew/Water Damage/Sagging walls/floor | (OAPC unless expensive and/or structual in which case MAPC) |
| ☐ Other deficiencies (describe below) | eg. rusted corrugated metal, deteriorated masonry |
| **4) Windows/Doors/Shutters** | |
| ☐ Broken window panes/Boarded up windows | (OAPC) |
| ☐ Deteriorated/older windows | (OAPC) |
| ☐ Deteriorated shutters/doors/garage | (OAPC) |
| ☐ Other deficiencies (describe below) | eg. deteriorated siding/trim |
| **5) Other Deficiencies** | |
| ☐ Faulty wiring | (OAPC) |
| ☐ External piping/plumbing | (OAPC) |
| ☐ Deteriorated fencing/driveway | (OAPC) |
| ☐ Extensive deferred maintenance | (OAPC) |
| ☐ Substandard, defective or obsolete design | (OPAC or MAPC, depending on extent of the deficiencies/obsolescence) |
| ☐ Other deficiencies (describe below) | |

| Building Condition Rating | | |
|---|---|---|
| | Very extensive physical deficiencies (Rating 1) | Very extensive physical/structural deficiencies (often dilapidated). Typical conditions present include Major Adverse Physical Conditions or significant combination of Other Adverse Physical Conditions. Likely Cost of Correcting Deficiencies is very high. |
| | Extensive physical deficiencies (Rating 2) | Extensive physical/structural deficiencies. Typical conditions present include a number of Other Adverse Physical Conditions or significant cumulative deferred maintenance. Likely Cost of Correcting Deficiencies is high. |
| | Fair condition, some deficiencies (Rating 3) | Fair condition, some deficiencies present. Typically some Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is significant. |
| | Relatively few physical deficiencies present (Rating 4) | Relatively few deficiencies, good condition. Typically few Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is low to moderate. |
| | Very good to excellent (Rating 5) | Generally excellent condition, very few deficiencies. Typically few or no Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is low to minor. |
| **Inadequate Public Improvements** | | |
| | Missing/deteriorated curbs/sidewalks/street pavement | |
| | Overhead utilities | |
| | Inadequate drainage/standing water/evidence of flooding | |
| | Inadequate access/circulation | |
| | Abandoned / defunct rail lines | |
| **Adverse Site Conditions** | | |
| Factors Inhibiting Proper Use | | |
| | Lack of parking | |
| | Poor building configuration | |
| | Incompatible uses preventing economic development | Residential/industrial, residential/freeway, residential/railroad, school/problem business |
| | Lack of barrier/screening for noise/fumes/etc. | |
| | Substandard/Inadequate lot size | |
| | Irregular lot form/shape | |
| | Other adverse site conditions (describe) | |
| **Adverse Economic Conditions** | | |
| Evidence of Residential Overcrowding | | |
| | Garage conversion | |
| | Significant number of cars parked in driveway or street | |
| | Wiring/extension cords to external garage/shacks/trailers | |
| | Other evidence of residential overcrowding (describe) | |
| Problem Business | | |
| | Bar | |
| | Liquor store | |
| | Liquor sales | Includes restaurants and clubs with liquor licenses, grocery stores selling liquor |
| | Adult business | |
| | Evidence of problem business | Police activity, suspicious activity |
| Crime or Public Safety Problems | | |
| | Presence of protective devices | |
| | Vandalized property/vehicles or graffiti | |
| | Presence of homeless encampment | |
| | Inadequate street lighting | |
| | Evidence of use of doorways and streets as bathrooms | |
| | Other adverse economic conditions (describe) | |
| **Adverse Environmental Conditions** | | |
| | Evidence of Hazardous Materials | |
| | Accumulation of trash/dumping | |
| | Outdoor storage | |
| | Noise vibrations/fumes | |
| | Deteriorated signage | |
| | Abandoned vehicles | |
| | Poor/Overgrown Landscaping | |
| **Comments** | | |

# Appendix D:

# Photos

# Introduction

Appendix D provides photographs that illustrate existing conditions within the boundaries of the Merged Project Area. The photographs, taken by the consultants in 2007, 2008 and 2009, are representative of the adverse conditions observed during that time.

## Conditions Illustrated in the Photographs

The photographs illustrate a wide variety of conditions present in the Merged Project Area and are organized by conditions observed in each Constituent Project Area. The photographs document adverse conditions that support a finding that blighting conditions remain in the Merged Project Area and that the Merged Project Area is still in need of redevelopment. Conditions illustrated in the photographs include, but are not limited to:

### Dilapidated and Deteriorated Buildings (CRL Section 33031(a)(1))

A significant number of buildings in the Merged Project Area are dilapidated or deteriorated. Deficiencies shown in the photographs include: mildew, mold, informal and substandard construction, deteriorated, sagging and failed roofing, extensive deferred maintenance, dry rot, broken windows, peeling paint, faulty wiring and plumbing, fire damage, and water damage. These conditions stem from long-term neglect and may reflect building code violations. They result in unsafe and unhealthy buildings.

### Seismically Vulnerable Structures (CRL Section 33031(a)(1))

Buildings in the Merged Project Area are also seismically vulnerable due to their age, construction type, and state of repair. The photographs indicate aged wood frame structures, concrete and masonry buildings with inadequate reinforcement, dry rot, cracked walls and foundations, and other structural deterioration that weakens a building's resistance during an earthquake. These conditions result in unsafe and unhealthy buildings.

### Obsolete Structures (CRL Section 33031(a)(2))

Obsolete structures in the Merged Project Area include buildings that are old, small, poorly configured, or are currently used for purposes other than their original intent or existing zoning. All these characteristics hinder the viability of these buildings because their physical form is not compatible with current development standards.

### Incompatible Uses (CRL Section 33031(a)(3))

The photographs show examples of incompatible uses such as homes adjacent to industrial uses or active railroad tracks. Industrial uses are incompatible with residences because they create noise, fumes and vibrations that adversely affect people in their homes.

### Irregular Lots (CRL Section 33031(a)(4))

Small, oddly shaped or landlocked parcels with no street access exist throughout the Merged Project Area. These parcels are often underutilized and difficult to develop to their full potential. The photographs highlight several examples of this phenomenon.

### Hazardous Wastes (CRL Section 33031(b)(2))

Multiple properties in the Merged Project Area contain contamination from hazardous wastes. These hazardous wastes come from industrial production, railroad uses, light industrial, and other commercial activities that either occurred in the past or are ongoing in the Merged Project Area. The photographs show hazardous material storage. The presence of hazardous wastes results in impaired property values in the Merged Project Area.

### Vacant Business and Abandoned Buildings (CRL Section 33031(a)(2), 33031(b)(3))

Vacant businesses and abandoned buildings are prominent in the Merged Project Area. Some of these buildings have boarded windows and/or security fencing. Vacant businesses, both commercial and industrial, are often evidence of the physical obsolescence of a building type or the general economic decline of an area.

### Indicators of a High Crime Rate (CRL Section 33031(b)(7))

Indicators of a high crime rate were documented throughout the Merged Project Area. These indicators include the presence of security devices, including door and window bars, fences and security cameras, bullet holes, vandalism, and graffiti.

### Inadequate Public Improvements (CRL Section 33030(c))

Photographs in the appendix also show a number of public improvement deficiencies. These include lack of sidewalks, overhead utilities, and inadequate or lacking sound and safety barriers next to rail lines. These conditions contribute to blight in the Merged Project Area.

## Organization

Figures D-1 through D-3 indicate the approximate location of the photographs in the Niles, Irvington and Centerville portions of the Merged Project Area. The pages following the maps present the photographs in roughly a geographic procession through the Constituent Project Areas.

**Figure D-1**
**Location of Photographs**
**Niles Area**

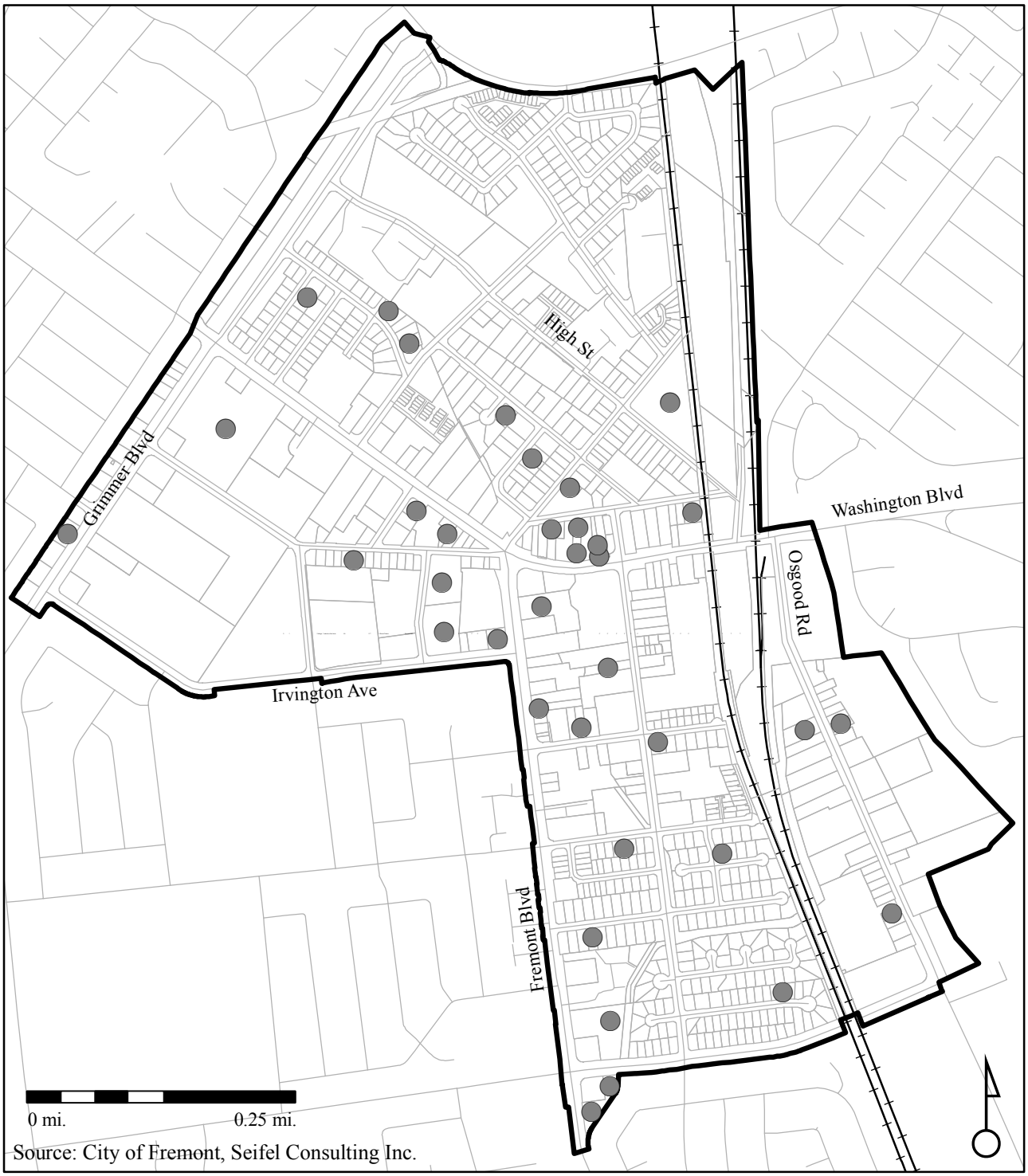
Source: City of Fremont, Seifel Consulting Inc.

Approximate Location of Photographs (25)

Niles Area Boundary

Seifel CONSULTING INC.

**Figure D-2**
**Location of Photographs**
**Irvington Area**



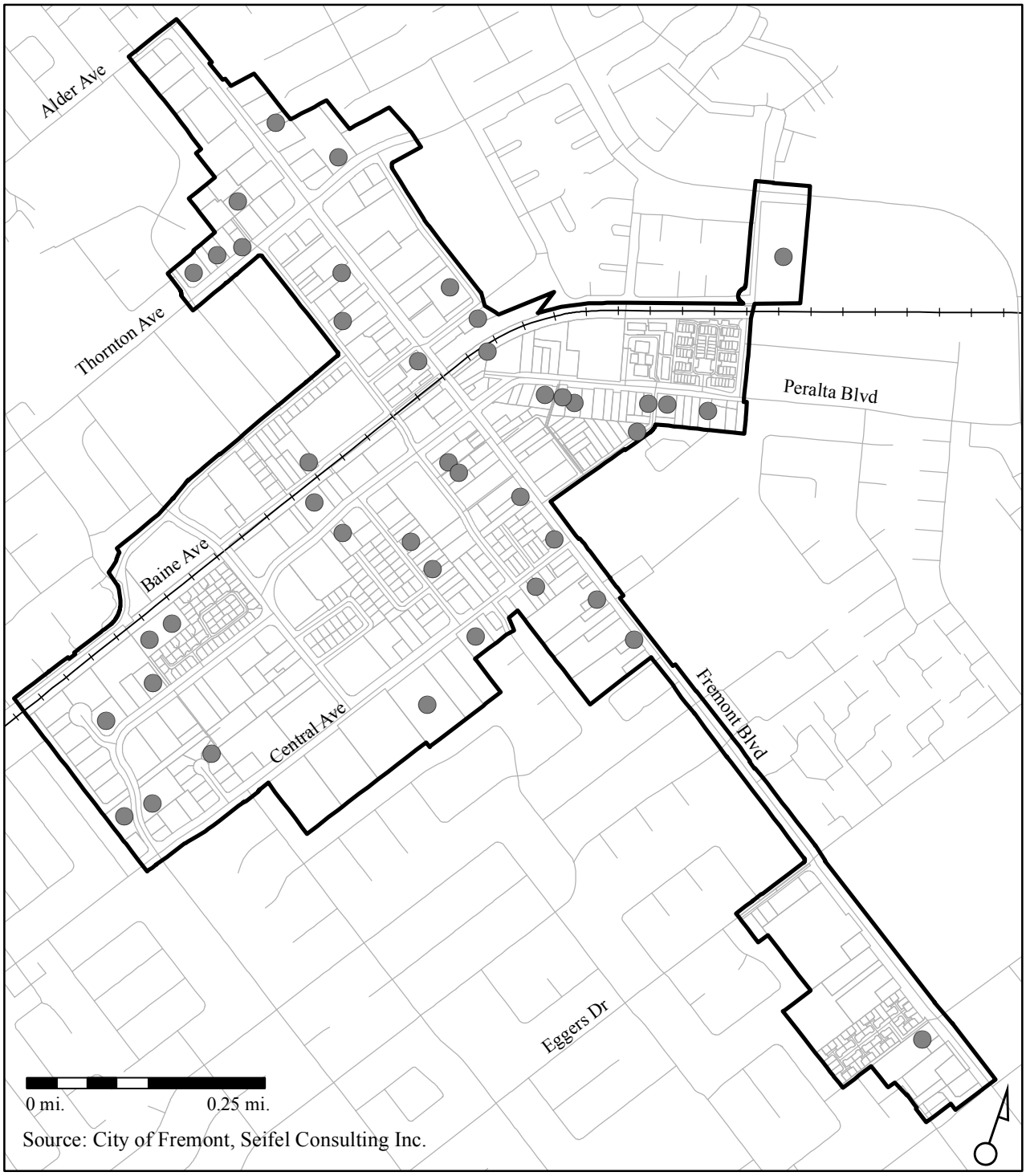

Source: City of Fremont, Seifel Consulting Inc.

Approximate Location of Photographs (36)

Irvington Area Boundary

Seifel CONSULTING INC.

**Figure D-3**
**Location of Photographs**
**Centerville Area**




Source: City of Fremont, Seifel Consulting Inc.

Approximate Location of Photographs (42)

Centerville Area Boundary

Seifel CONSULTING INC.

# Niles Area

**Sycamore Street:** Seemingly abandoned building, dilapidated structure displaying extensive deferred maintenance, boarded up windows and doors.

**Sycamore Street (close up of above):** Cracked and partially removed wall, faulty wiring, boarded up door.

**Sycamore Street:** Deteriorated eaves, deteriorated windows and doors, significant deferred maintenance, substantial peeling paint, possible faulty wiring.

**Essanay Avenue:** Dry rot on eaves, mold and mildew along roofline.

**Vallejo Street:** Deteriorated and sagging roof, overhead utilities.

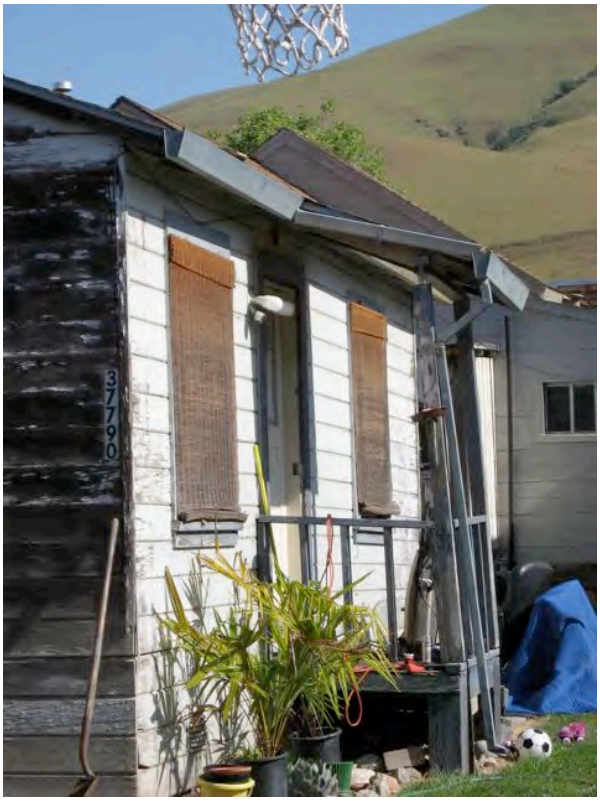
**Niles Boulevard (Henkel Building):** Abandoned building, extensive deferred maintenance, deteriorated wall, missing windows and doors, partially vacant lot.

**Niles Boulevard (Henkel Building):** Abandoned building, extensive deferred maintenance, deteriorated wall, missing windows and doors, fire damage.

**Niles Boulevard (Henkel Building):** Abandoned building, lack of windows or roof, extensive deferred maintenance, extensive graffiti and trash accumulation.

**Niles Boulevard east of J Street:** Deep and extensive crack in brick wall.

**J Street at Niles Boulevard:** Broken window pane, boarded window.




**Iron Horse Lane east of J Street:** Misaligned porch and roof, deteriorated wall extensive deferred maintenance, substantial peeling paint.

**Iron Horse Lane at J Street:** Deteriorated walls and windows, substantial peeling paint, security devices on windows, outdoor plumbing**.**

**Iron Horse Lane at J Street (close-up of above):** Cracked siding, dry rot, substantial peeling paint**.**

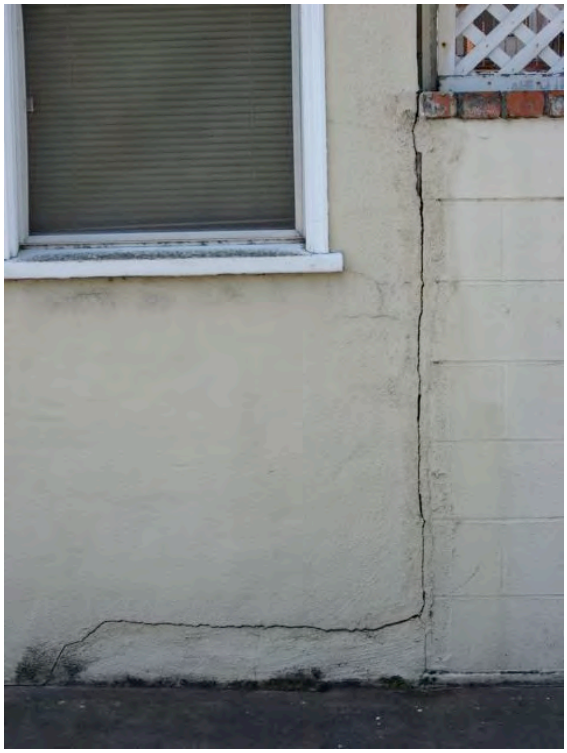
**Niles Boulevard at J Street:** Vacant business(es), deteriorated and missing windows, deteriorated brick facade.

**Mission Boulevard (back side):** Incompatible use, lack of barrier between homes and railroad tracks, potential for noise, fumes and unsafe railroad crossing.

**Iron Horse Lane between I and H Streets:** Deteriorated wall and roof, lack of gutters.

**Niles Boulevard at G Street:** Deteriorated, sagging, partially missing roof, deteriorated siding and windows, deteriorated fence.

**Niles Boulevard at J Street:** Deteriorated windows and walls, dry rot, substantial peeling paint, extensive deferred maintenance.



**Niles Boulevard between G and F Streets:** Crack in wall, deteriorated window.

**Niles Boulevard at Sullivan Underpass:** Unsafe masonry structure, missing façade, exposed brick, deteriorated windows and doors.

**Niles Boulevard at F Street:** Crack in wall.

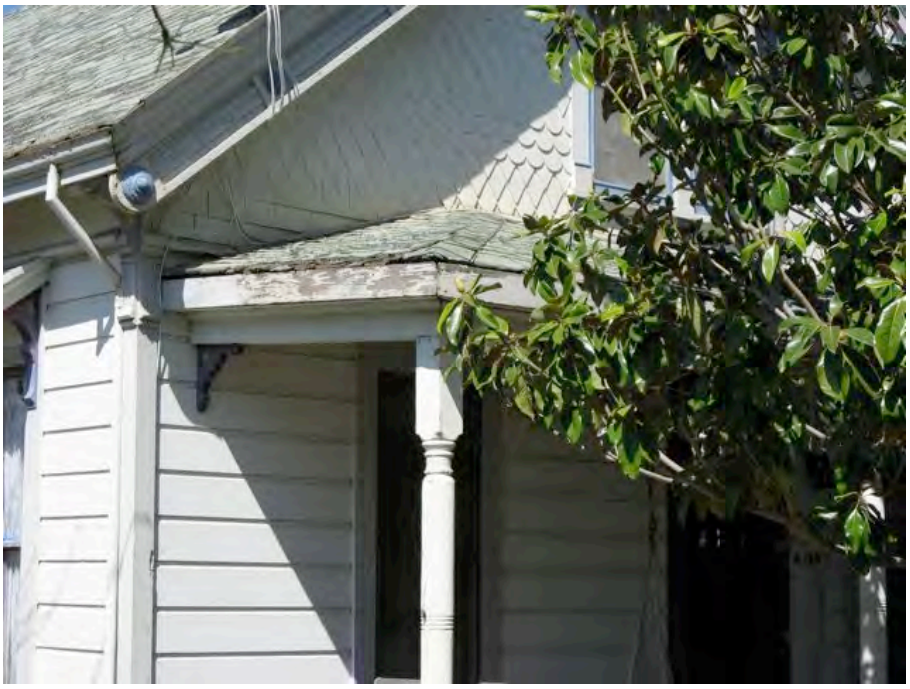
**Mission Boulevard at Sullivan Underpass:** Seemingly abandoned building, boarded up windows, deteriorated roof, security fencing.

**Mission Boulevard:** Extensive mold growth along foundation.

**Mission Boulevard:** Seemingly abandoned building, boarded up windows, sagging roof, fire damage, missing gutters, peeling paint, security fencing.

**Mission Boulevard (close up of above):** Fire damage, missing gutters, deteriorated siding.

# Irvington



**Osgood Road:** Deteriorated roof and eaves, peeling paint, deferred maintenance.

**Osgood Road:** Deteriorated and broken siding, lack of gutters.

**Osgood Road:** Deteriorated windows, deteriorated siding, water damage, faulty wiring.

**Adams Avenue at Roberts Avenue:** Deteriorated roof and eaves, deteriorated siding, deteriorated windows, water damage, deferred maintenance.

**Kay Court:** Crack in siding near foundation.

**Howe Court:** Deteriorated roof, lack of gutters, faulty wiring, deferred maintenance.

**Fremont Boulevard and Blacow Road:** Vacant business, boarded up window, deteriorated signage.

**Fremont Boulevard and Blacow Road:** Broken window pane, apparent vandalism of commercial establishment.

**Fremont Boulevard and Blacow Road:** Vacant business, boarded window, deteriorated signage, deteriorated eaves.

**Haven Avenue:** Crack in siding near foundation.

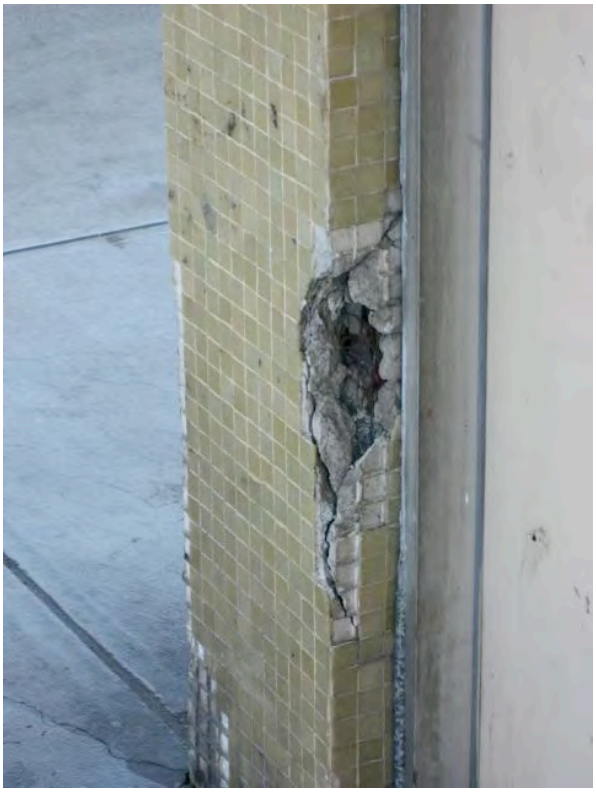
**Carol Avenue:** Deteriorated eaves, mold, older windows and doors.

**Roberts Avenue:** Deteriorated roof, lack of gutter, dry rot.

**Adams Avenue:** Deteriorated siding, dry rot, peeling paint, deteriorated windows, lack of gutters.

**Fremont Boulevard near Adams Avenue:** Cracked wall near foundation.

**Fremont Boulevard and Washington Boulevard:** Broken siding, peeling paint.



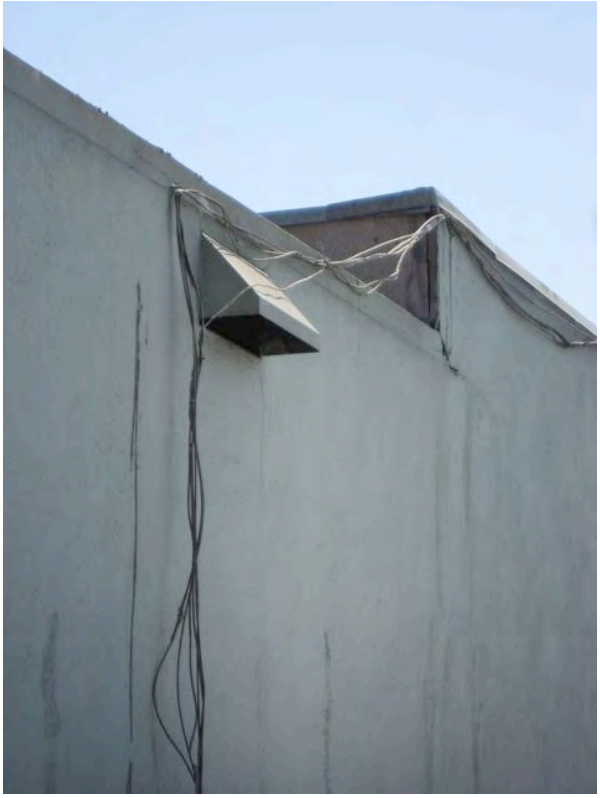
**Fremont Boulevard and Trimboli Way:** Broken wall, deferred maintenance.

**Fremont Boulevard and Trimboli Way:** Cracked concrete block wall, poorly constructed and maintained masonry.

**Fremont Boulevard and Irvington Avenue:** Vacant lot with apparent hazardous materials storage.

**Bay Street at Trimboli Way:** Faulty wiring, metal siding.

**Bay Street at Papazian Way:** Deteriorated eaves, water damage, faulty wiring, deteriorated windows, deferred maintenance.



**Fremont Boulevard at Papazian Way:** Faulty wiring, deteriorated siding.

**Washington Boulevard:** Cracked wall, deteriorated windows, dry rot, alignment problems, extensive deferred maintenance, extensive peeling paint

**Washington Boulevard:** Deteriorated and sagging roof, water damage, faulty wiring, extensive deferred maintenance.

**Washington Boulevard:** Broken roof, lack of eaves, dry rot.

**Main Street:** Cracked wall near foundation.

**Main Street:** Deteriorated eaves and siding, water damage, faulty wiring.

**Main Street:** Deteriorated roof, eaves, windows and doors, water damage, alignment problems, extensive deferred maintenance.

**Union Street and High Street:** Crack in wall, incomplete repair.

**Union Street:** Incompatible use, home next to auto shop, potential for noise and fumes.

**Almond Avenue:** Deteriorated window, water damage, extensive peeling paint.

**Lincoln Street:** Deteriorated and unsafe balcony, water damage, peeling paint, deferred maintenance.

**Max Drive:** Deteriorated siding and windows, boarded windows, deferred maintenance.

**Max Drive:** Deteriorated roof and eaves, deteriorated door.

**James Avenue:** Deteriorated roof and siding, dry rot, extensive peeling paint.

**Grimmer Boulevard:** Bullet hole in window, boarded window, security bars.

**Fremont Boulevard and Grimmer Boulevard:** Cracked siding at foundation, misaligned water pipe.

# Centerville

**Central Avenue, back of building:** Cracked siding near foundation, cracked private sidewalk, deferred maintenance.

**Central Avenue:** Misaligned porch, unfinished support column, informal drainage.

**Central Avenue and Joseph Street:** Vacant lot.

**Wilburn Place:** Cracked siding near foundation, deteriorated siding, water damage.

**Glenmoor Drive:** Deteriorated siding and eaves, water damage.

**Glenmoor Drive:** Sagging and unsafe balcony, extensive deferred maintenance.

**Glenmoor Drive and Peralta Boulevard:** Cracked eave and wall.

**Peralta Boulevard (near Glenmoor Drive):** Sagging roof.

**Peralta Boulevard (back):** Faulty wiring, dumping, deteriorated wall.

**Peralta Boulevard (back):** Vacant business.

**Peralta Boulevard (near Jason Way):** Extensive deferred maintenance, faulty wiring, abandoned vehicles.

**Peralta Boulevard (near Jason Way):** Vacant lot, former gas station, hazardous materials site, deteriorated sidewalk and pavement, graffiti.

**Peralta Boulevard (near Parish Avenue):** Dry rot, deteriorated roof.

**Peralta Boulevard (near Parish Avenue):** Cracked and deteriorated chimney, water damage.

**Peralta Boulevard (near Parish Avenue):** Unfinished and deteriorated roof, deferred maintenance.

**Peralta Boulevard, near Joseph Street:** Cracked foundation.

**Joseph Street:** Deteriorated roof, misaligned porch, cracked porch wall.

**Joseph Street:** Misaligned porch, uneven and cracked stairs, deferred maintenance.

**Baine Avenue (near Maple Street):** Deferred maintenance, faulty wiring, overhead utilities.

**Baine Avenue (near Maple Street):** Dry rot, sagging second-story porch.

**Parrish Avenue:** Lack of sidewalks, overhead utilities.

**Fremont Boulevard (near Central Avenue):** Vacant business, sagging roof.

**Fremont Boulevard (near Central Avenue):** Deteriorated roof, dry rot.

**Sequoia Road:** Former Corporation Yard, vacant lot, hazardous materials site.

**Fremont Boulevard (near Alder Avenue):** Deferred maintenance, dry rot, deteriorated driveway, door, windows, roof and siding.

**Fremont Boulevard and Country Drive:** Deteriorated roof, water damage.

**Between Fremont Boulevard and Maple Street:** Residential building next to automobile use, residential building with no street access.

**Maple Street (near Thornton Avenue):** Graffiti on residential property.

**Fremont Boulevard (near Thornton Avenue):** Misaligned roof, deteriorated siding and windows.

**Maple Street (near Peralta Boulevard):** Deteriorated roof and siding, dry rot, lack of windows.

**Maple Street (near Peralta Boulevard):** Cracked and deteriorated walls, faulty wiring, overhead utilities.

**Fremont Boulevard and Bonde Way:** Cracked brick wall, faulty wiring, deferred maintenance.

**Bonde Way and Post Street:** Dilapidated building; dry rot; deteriorated doors, windows and siding; lack of gutters.

**Fremont Boulevard:** Unified Site, vacant lot, hazardous materials site.

**Thornton Avenue at Oak Street:** Apparently abandoned building, dilapidated structure, deteriorated roof, siding, windows and doors, alignment problems, extensive deferred maintenance.

**Allen Court (near Thornton Avenue):** Abandoned home, extensive deterioration, boarded windows, informally constructed addition, fire damage.

**Thornton Avenue (near Allen Court):** Cracked foundation.

**Thornton Avenue (near Allen Court):** Abandoned building.

**Thornton Avenue (near Fremont Boulevard):** Dilapidated and vacant building, vacant adjacent parcel, graffiti.

**Thornton Avenue (near Fremont Boulevard):** Deteriorated roof on partially vacant building.

**Fremont Boulevard (near Norris Road):** Deteriorated roof.

**Fremont Boulevard (near Norris Road):** Deteriorated siding, deteriorated and sagging roof.

# Appendix E:

# Merged Redevelopment Plan

PUBLIC HEARING VERSION
DECEMBER 2009

# CONSOLIDATED AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE FREMONT MERGED REDEVELOPMENT PROJECT (INCLUDING IRVINGTON, NILES, CENTERVILLE, AND INDUSTRIAL AREAS)

Prepared by the
Redevelopment Agency of the City of Fremont

Adopted _____, 2010
By Ordinance No. _-2010

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# CONSOLIDATED AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE FREMONT MERGED REDEVELOPMENT PROJECT (INCLUDING IRVINGTON, NILES, CENTERVILLE, AND INDUSTRIAL AREAS)

## PART I. INTRODUCTION

### A. OVERVIEW

This is the Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project (the "Consolidated Plan"). This Consolidated Plan consists of text (Part I through Part XIII), Boundary Maps of the Merged Project Area (Exhibit A), a Legal Description of the Merged Project Area (Exhibit B), Land Use Maps of the Merged Project Area (Exhibit C), and a list of Proposed Programs and Projects (Exhibit D). Capitalized terms used but not defined in this Part I or elsewhere in this Consolidated Plan have the meanings set forth in Part II of this Consolidated Plan.

This Consolidated Plan has been prepared by the Redevelopment Agency of the City of Fremont (the "Agency") pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California (the "Redevelopment Law"), and all applicable laws and local ordinances. The proposed continuing redevelopment of the Merged Project Area as described in this Consolidated Plan conforms to the General Plan for the City of Fremont and any applicable specific plans, as applied in accordance with local codes and ordinances.

This Consolidated Plan shall become effective on the Consolidated Plan Effective Date, as more fully set forth in Part I.D of this Consolidated Plan.

### B. BACKGROUND OF CONSTITUENT PLANS AND PROJECT AREAS

This Consolidated Plan represents a further amendment and restatement, and a consolidation into a single plan document, of the four redevelopment plans (collectively, the "Constituent Redevelopment Plans") previously adopted, amended and merged by the City Council with respect to the four redevelopment project areas (collectively, the "Constituent Project Areas") that comprise the Merged Project Area. Following is a brief history of the Constituent Project Areas that comprise the Merged Project Area, and the Constituent Redevelopment Plans that are hereby further amended, restated and consolidated in the form of this Consolidated Plan.

#### 1. Irvington Redevelopment Plan and Project Area

The Redevelopment Plan for the Irvington Redevelopment Project (as previously amended, the "Irvington Plan"), establishing the Irvington Project Area, was adopted by the City Council by Ordinance No. 1177 on July 5, 1977 to establish the Irvington Original Area; and

subsequently amended by Ordinance No. 1387 on June 24, 1980 to modify certain land use and property acquisition controls; by Ordinance No. 2092 on November 15, 1994 to establish certain limitations; by Ordinance No. 2294 on July 7, 1998 to add the Irvington Added Area to the Irvington Project Area, to renew or extend certain time limits, to increase certain financial limits, and to merge the Irvington Project Area with the other Constituent Project Areas in accordance with Health and Safety Code Section 33485 et seq.; by Ordinance No. 26-2005 on July 26, 2005 to extend certain time limits; and by Ordinance No. 21-2006 on November 7, 2006 to eliminate the time limit to incur debt for the Irvington Original Area. As used in this Consolidated Plan, the term "Irvington Project Area" means and refers collectively to the Irvington Original Area and the Irvington Added Area.

2. Niles Redevelopment Plan and Project Area

The Redevelopment Plan for the Niles Redevelopment Project (as previously amended, the "Niles Plan"), establishing the Niles Project Area, was adopted by the City Council by Ordinance No. 1178 on July 5, 1977 to establish the Niles Original Area; and subsequently amended by Ordinance No. 2091 on November 15, 1994 to establish certain limitations; by Ordinance No. 2295 on July 7, 1998 to add the Niles Added Area to the Niles Project Area, to renew or extend certain time limits, to increase certain financial limits, and to merge the Niles Project Area with the other Constituent Project Areas in accordance with Health and Safety Code Section 33485 et seq.; by Ordinance No. 25-2005 on July 26, 2005 to extend certain time limits; and by Ordinance No. 22-2006 on November 7, 2006 to eliminate the time limit to incur debt for the Niles Original Area. As used in this Consolidated Plan, the term "Niles Project Area" means and refers collectively to the Niles Original Area and the Niles Added Area.

3. Centerville Redevelopment Plan and Project Area

The Redevelopment Plan for the Centerville Redevelopment Project (as previously amended, the "Centerville Plan"), establishing the Centerville Project Area, was adopted by the City Council by Ordinance No. 2250 on July 8, 1997; and subsequently amended by Ordinance No. 2296 on July 7, 1998 to increase certain financial limits, and to merge the Centerville Project Area with the other Constituent Project Areas in accordance with Health and Safety Code Section 33485 et seq.; and by Ordinance No. 28-2005 on July 26, 2005 to extend certain time limits.

4. Industrial Redevelopment Plan and Project Area

The Redevelopment Plan for the Fremont Industrial Redevelopment Project (as previously amended, the "Industrial Plan"), establishing the Industrial Project Area, was adopted by the City Council by Ordinance No. 1577 on November 22, 1983; and subsequently amended by Ordinance No. 1854 on January 3, 1989 to modify certain land use controls; by Ordinance No. 1995 on February 18, 1992 to further modify certain land use controls; by Ordinance No. 2025 on February 2, 1993 to extend certain time limits and to increase certain financial limits; by Ordinance No. 2093 on November 15, 1994 to establish certain limitations; by Ordinance No. 2297 on July 7, 1998 to extend certain time limits, to increase certain financial limits, and to merge the Industrial Project Area with the other Constituent Project Areas in accordance with

Health and Safety Code Section 33485 et seq.; by Ordinance No. 27-2005 on July 26, 2005 to extend certain time limits; and by Ordinance No. 23-2006 on November 7, 2006 to eliminate the time limit to incur debt.

C. PURPOSE AND EFFECT OF CONSOLIDATED PLAN

Among other matters, as of the Consolidated Plan Effective Date this Consolidated Plan:

1. further amends, restates, consolidates, and supersedes in their entirety the current Constituent Redevelopment Plans in the form of a single "Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project (Including the Irvington, Niles, Centerville, and Industrial Areas)," and incorporates the applicable provisions from each of the Constituent Redevelopment Plans;

2. increases the limit on the amount of tax increment revenue from the Industrial Project Area portion of the Merged Project Area that may be claimed by the Agency;

3. increases the Merged Project Area limit on the principal amount of bonded indebtedness secured by tax increment revenue that may be outstanding at any time;

4. updates the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area; and

5. updates various text provisions from the Constituent Redevelopment Plans to conform to the current requirements of the Redevelopment Law.

This Consolidated Plan provides the Agency with powers, duties and obligations to implement the program generally formulated in this Consolidated Plan for the redevelopment, rehabilitation, and revitalization of the Merged Project Area. This Consolidated Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Merged Project Area. Instead, this Consolidated Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Consolidated Plan are necessitated by and in accordance with statutory provisions in effect at the time of adoption of this Consolidated Plan. Such statutory provisions may be changed from time to time. In the event that any such statutory changes affect this Consolidated Plan's terms, and would be applicable to the Agency, the Project, or this Consolidated Plan, the terms of this Consolidated Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of this Consolidated Plan shall remain in full force and effect).

D. EFFECTIVENESS OF CONSOLIDATED PLAN

This Consolidated Plan shall become effective only upon the Consolidated Plan Effective Date. Upon the Agency's determination of the Consolidated Plan Effective Date, the Agency shall promptly record a notice of such effectiveness in the official records of the County. Pending the Consolidated Plan Effective Date, and unless and until the Consolidated Plan becomes effective as provided in the preceding sentence, each of the Constituent Redevelopment Plans, without the terms contained in this Consolidated Plan, shall be in full force and effect.

## PART II. GENERAL DEFINITIONS

The definition of general terms contained in the Redevelopment Law shall govern the construction of this Consolidated Plan, unless more specific terms and definitions therefore are otherwise provided in this Consolidated Plan. In addition, the following specific definitions are used in this Consolidated Plan:

"Agency" means the Redevelopment Agency of the City of Fremont.

"Centerville Plan" means the Redevelopment Plan for the Centerville Redevelopment Project, as further defined and described in Part I.B.3 of this Consolidated Plan, which is hereby further amended, restated, and consolidated with the other Constituent Redevelopment Plans in the form of this Consolidated Plan.

"Centerville Project Area" means the redevelopment project area established by the Centerville Plan that has previously been merged pursuant to Health and Safety Code Section 33485 et seq. to comprise a portion of the Merged Project Area, all as further described in Part I.B.3 of this Consolidated Plan. The boundaries of the Centerville Project Area portion of the Merged Project Area are shown in Exhibit A-3 of this Consolidated Plan and described in Exhibit B-3 of this Consolidated Plan.

"CEQA" means the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and applicable state and local implementing guidelines.

"City" means the City of Fremont, California.

"City Council" means the City Council of the City of Fremont, California.

"Consolidated Plan" means this Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project (Including the Irvington, Niles, Centerville, and Industrial Areas), as it now exists or may hereafter be amended.

"Consolidated Plan Effective Date" means the last to occur of the following dates, as applicable:

(a) If no timely and valid referendum petition is filed to present the Consolidated Plan and the Consolidated Plan Ordinance to a vote of the electorate, the date that is ninety-one (91) days after the date of adoption of the Consolidated Plan Ordinance; or

(b) If a timely and valid referendum petition is filed to present the Consolidated Plan and the Consolidated Plan Ordinance to a vote of the electorate, the date that is the day following the certification by the appropriate election official of the results of such vote in which the vote affirms the adoption and effectiveness of the Consolidated Plan and the Consolidated Plan Ordinance; or

(c) If no timely and valid CEQA action is filed in a court of competent jurisdiction challenging the certification and/or use of the Environmental Documentation for the Consolidated Plan in connection with the adoption of the Consolidated Plan and the Consolidated Plan Ordinance, the date that is thirty-one (31) days after the filing of the required CEQA notice of determination in connection with adoption of the Consolidated Plan and the Consolidated Plan Ordinance; or

(d) If a timely and valid CEQA action is filed in a court of competent jurisdiction challenging the certification and/or use of the Environmental Documentation for the Consolidated Plan in connection with the adoption of the Consolidated Plan and the Consolidated Plan Ordinance, the date that is the day following the filing by the applicable court of competent jurisdiction of a non-appealable final judgment in such action denying such action and affirming and upholding the validity of the certification and/or use of the Environmental Documentation in connection with the adoption of the Consolidated Plan and the Consolidated Plan Ordinance, such that the Consolidated Plan is allowed to become effective; or

(e) If no timely and valid Redevelopment Law action is filed in a court of competent jurisdiction challenging the adoption and/or effectiveness of the Consolidated Plan and the Consolidated Plan Ordinance, the date that is ninety-one (91) days after the adoption of the Consolidated Plan Ordinance; or

(f) If a timely and valid Redevelopment Law action is filed in a court of competent jurisdiction challenging the adoption and/or effectiveness of the Consolidated Plan and the Consolidated Plan Ordinance, the date that is the day following the filing by the applicable court of competent jurisdiction of a non-appealable final judgment in such action denying such action and affirming and upholding the adoption, validity and effectiveness of the Consolidated Plan and the Consolidated Plan Ordinance, such that the Consolidated Plan is allowed to become effective.

"Consolidated Plan Ordinance" means the ordinance of the City Council adopting this Consolidated Plan.

"Constituent Project Areas" means and includes the Irvington Project Area, the Niles Project Area, the Centerville Project Area, and the Industrial Project Area that have been merged pursuant to Health and Safety Code Section 33485 et seq., and that together comprise the Merged Project Area, all as further defined and described in Part I.B of this Consolidated Plan.

"Constituent Redevelopment Plans" means and includes the Irvington Plan, the Niles Plan, the Centerville Plan, and the Industrial Plan, which are hereby further amended, restated, consolidated, and superseded in their entirety in the form of this Consolidated Plan, all as further defined and described in Part I.B of this Consolidated Plan.

"County" means Alameda County, California.

"Development Opportunity Site" has the meaning given in Part VI.C.2.b of this Consolidated Plan. The term "Development Opportunity Site" as used in this Consolidated Plan has the same meaning as the term "Unified Site" as may be used in the Owner Participation Rules.

"Environmental Documentation" means, collectively, the environmental impact report certified by, and the findings, mitigation measures, and monitoring program approved by, the City Council and the Agency pursuant to CEQA in connection with the adoption of this Consolidated Plan.

"General Plan" means the City of Fremont General Plan, as it now exists or may hereafter be amended, together with any specific plans and amendments thereto for various portions of the Merged Project Area that may be in effect from time to time.

"Historic Areas" means, collectively, the Irvington Project Area, the Niles Project Area, and the Centerville Project Area portions of the Merged Project Area.

"Industrial Plan" means the Redevelopment Plan for the Fremont Industrial Redevelopment Project, as further defined and described in Part I.B.4 of this Consolidated Plan, which is hereby further amended, restated, and consolidated with the other Constituent Redevelopment Plans in the form of this Consolidated Plan.

"Industrial Project Area" means the redevelopment project area established by the Industrial Plan that has previously been merged pursuant to Health and Safety Code Section 33485 et seq. to comprise a portion of the Merged Project Area, all as further described in Part I.B.4 of this Consolidated Plan. The boundaries of the Industrial Project Area portion of the Merged Project Area are shown in Exhibit A-4 of this Consolidated Plan and described in Exhibit B-4 of this Consolidated Plan.

"Industrial Project Area Authorized Activities" has the meaning given in Part IV.E of this Consolidated Plan.

"Irvington Added Area" means the portion of the Irvington Project Area that was added pursuant to City Council Ordinance No. 2294 on July 7, 1998, as further described in Part I.B.1 of this Consolidated Plan. The boundaries of the Irvington Added Area portion of the Irvington Project Area are shown in Exhibit A-1 of this Consolidated Plan and described in Exhibit B-1b of this Consolidated Plan.

"Irvington Original Area" means the portion of the Irvington Project Area that was established pursuant to City Council Ordinance No. 1177 on July 5, 1977, as further described in Part I.B.1 of this Consolidated Plan. The boundaries of the Irvington Original Area portion of the Irvington Project Area are shown in Exhibit A-1 of this Consolidated Plan and described in Exhibit B-1a of this Consolidated Plan.

"Irvington Plan" means the Redevelopment Plan for the Irvington Redevelopment Project, as further defined and described in Part I.B.1 of this Consolidated Plan, which is hereby further amended, restated, and consolidated with the other Constituent Redevelopment Plans in the form of this Consolidated Plan.

"Irvington Project Area" means the redevelopment project area established by the Irvington Plan that has previously been merged pursuant to Health and Safety Code Section 33485 et seq. to comprise a portion of the Merged Project Area, all as further described in Part I.B.1 of this Consolidated Plan. The Irvington Project Area includes the Irvington Original Area and the Irvington Added Area. The boundaries of the Irvington Project Area portion of the Merged Project Area are shown in Exhibit A-1 of this Consolidated Plan and described in Exhibit B-1c of this Consolidated Plan.

"Land Use Maps" means the maps setting forth the permitted land uses and major circulation routes and public facilities in the Merged Project Area. The Land Use Maps are attached to this Consolidated Plan as Exhibit C.

"Merged Project Area" or "Project Area" means the area included within the boundaries of the Fremont Merged Redevelopment Project, as shown on the Boundary Maps of the Merged Project Area (Exhibit A) and described in the Legal Description of the Merged Project Area (Exhibit B). The Merged Project Area includes the areas within the Irvington Project Area, the Niles Project Area, the Centerville Project Area, and the Industrial Project Area, which have previously been merged pursuant to Health and Safety Code Section 33485 et seq., as further described in Part I.B of this Consolidated Plan.

"Mitigation Measures" means the environmental mitigation measures related to implementation of the Project that are contained in the Environmental Documentation approved by the City Council and the Agency, together with any additional or modified mitigation measures for the Project that may be approved by the City Council and the Agency from time to time.

"Municipal Code" means the Municipal Code of the City of Fremont, as it now exists or may be hereafter amended, which includes, among other provisions, the zoning ordinance and land use regulations of the City.

"Niles Added Area" means the portion of the Niles Project Area that was added pursuant to City Council Ordinance No. 2295 on July 7, 1998, as further described in Part I.B.2 of this Consolidated Plan. The boundaries of the Niles Added Area portion of the Niles Project Area are shown in Exhibit A-2 of this Consolidated Plan and described in Exhibit B-2b of this Consolidated Plan.

"Niles Original Area" means the portion of the Niles Project Area that was established pursuant to City Council Ordinance No. 1178 on July 5, 1977, as further described in Part I.B.2 of this Consolidated Plan. The boundaries of the Niles Original Area portion of the Niles Project Area are shown in Exhibit A-2 of this Consolidated Plan and described in Exhibit B-2a of this Consolidated Plan.

"Niles Plan" means the Redevelopment Plan for the Niles Redevelopment Project, as further defined and described in Part I.B.2 of this Consolidated Plan, which is hereby further amended, restated, and consolidated with the other Constituent Redevelopment Plans in the form of this Consolidated Plan.

"Niles Project Area" means the redevelopment project area established by the Niles Plan that has previously been merged pursuant to Health and Safety Code Section 33485 et seq. to comprise a portion of the Merged Project Area, all as further described in Part I.B.2 of this Consolidated Plan. The Niles Project Area includes the Niles Original Area and the Niles Added Area. The boundaries of the Niles Project Area portion of the Merged Project Area are shown in Exhibit A-2 of this Consolidated Plan and described in Exhibit B-2c of this Consolidated Plan.

"Original Adopting Ordinance" means, generally, the City Council ordinance by which a particular Constituent Project Area (or portion thereof) was established (or territory was added), and specifically means:

(a) With respect to the Irvington Original Area, City Council Ordinance No. 1177, adopted July 5, 1977;

(b) With respect to the Irvington Added Area, City Council Ordinance No. 2294, adopted July 7, 1998;

(c) With respect to the Niles Original Area, City Council Ordinance No. 1178, adopted July 5, 1977;

(d) With respect to the Niles Added Area, City Council Ordinance No. 2295, adopted July 7, 1998;

(e) With respect to the Centerville Project Area, City Council Ordinance No. 2250, adopted July 8, 1997; and

(f) With respect to the Industrial Project Area, City Council Ordinance No. 1577, adopted November 22, 1983.

"Owner" means any person owning fee title to, or a long-term leasehold interest in, real property (as defined below) within the Merged Project Area.

"Owner Participation Rules" means the Rules for Business Tenant Preference and Owner Participation adopted by the Agency pursuant to the Redevelopment Law, as such Rules now exist or may hereafter be amended.

"Person" or "persons" means any individual, household, or any public or private entity.

"Personal Property" means moveable property, chattels and any other property not part of real property.

"Planning Commission" means the Planning Commission of the City of Fremont, California.

"Project" means the Merged Project Area and the activities undertaken pursuant to the Redevelopment Law and this Consolidated Plan to promote redevelopment of the Merged Project Area and the provision of affordable housing in the City.

"Real Property" or "real property" means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; and every estate, interest, privilege, easement, franchise and right in land, including but not limited to rights-of-way, terms of years and liens, charges or encumbrances by way of judgment, mortgages or otherwise and the indebtedness secured by such liens.

"Redevelopment Law" means the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.).

"State" means the State of California.

## PART III. MERGED PROJECT AREA BOUNDARIES

The Merged Project Area consists of all properties within the boundaries shown on the Boundary Maps of the Merged Project Area (Exhibit A) and described in the Legal Description of the Merged Project Area (Exhibit B). In the event of any inconsistency between Exhibit A and Exhibit B, the descriptions set forth in Exhibit B shall control.

## PART IV. REDEVELOPMENT GOALS AND OBJECTIVES

### A. OVERVIEW OF GOALS AND OBJECTIVES

As emphasized throughout this document, this Consolidated Plan is designed to provide an effective set of legal and financial tools and techniques that will enable the City, the Agency, and the Fremont community to build upon the strengths of Merged Project Area, including its historic, social and cultural resources and heritage, while overcoming its adverse physical and economic conditions, to achieve the fundamental goals, policies, regulations and standards of the General Plan as they relate to the Merged Project Area.

In addition to the goals, policies, regulations and standards of the General Plan (which are hereby expressly incorporated in this Consolidated Plan by this reference), the basic redevelopment goals and objectives for the Merged Project Area include:

1. The elimination of adverse physical and economic conditions within the Merged Project Area.

2. The elimination or renovation of substandard buildings and those that conflict with uses proposed in the General Plan.

3. The elimination of substandard sized lots and lots of irregular shape.

4. The creation of sites of adequate shape and size for redevelopment in accordance with an appropriate development plan by assembling smaller parcels of inadequate size and shape.

5. The creation of residential opportunities for all segments of the community, including the provision of quality affordable housing.

6. The conservation and enhancement of existing residential neighborhoods.

7. The encouragement of residential development in appropriate locations.

8. The enhancement of viable commercial districts, including the attraction and retention of neighborhood serving commercial facilities (such as grocery stores and convenience goods and services stores).

9. The concentration of retail activities in the historic business areas of the Historic Districts.

10. The promotion of pedestrian-oriented uses and spaces, and the improvement of safe and convenient pedestrian circulation.

11. The encouragement of parking consolidation and development of new parking facilities to provide adequate and convenient parking, in a manner sensitive to the rights and needs of property owners, while enhancing public access to commercial areas.

12. The improvement of pedestrian and bicycle circulation between neighborhoods and commercial districts.

13. The enhancement of traffic flow along streets serving the Merged Project Area.

14. The reduction of traffic intrusion in residential neighborhoods.

15. The encouragement of BART and regional commuter rail service utilizing existing railroad rights-of-way, and the encouragement of other transit linkages to and through the Merged Project Area.

16. The facilitation of higher density, mixed use, transit-oriented developments in appropriate locations within the Merged Project Area consistent with General Plan requirements and objectives.

17. The development of additional adequately sized neighborhood park space, including playground equipment, to serve existing and future residents, and the development of additional region-serving recreational facilities in the vicinity of the Merged Project Area both to serve existing and future residents and to attract tourists and visitors to the area's businesses as part of the economic revitalization program for the Merged Project Area.

18. The development of public plaza(s) which serve as public gathering places or focus points for nearby residents and for employees and customers in commercial areas.

19. The conservation, when feasible and consistent with the accomplishment of other redevelopment goals, of historic and contributory buildings that are an important link to the area's heritage.

20. The use of historic resources and heritage as catalysts to stimulate the revitalization of the Historic Districts.

21. The attraction of appropriate new businesses and the retention and expansion of existing businesses in coordination with Citywide economic development programs.

22. The preservation and creation of civic, cultural, recreational, and educational facilities and amenities as a catalyst for area revitalization.

23. The development of a harmonious unified streetscape in commercial areas, including lighting, signage, street trees and furniture, and other design elements, consistent with the applicable design guidelines and standards.

24. The encouragement of economically viable new construction and rehabilitation of sustainable and energy-efficient buildings and developments.

The redevelopment goals and objectives set forth in this Part IV are subject to modification and refinement through the periodic adoption and amendment of the Agency's five (5) year implementation plans in accordance with Health and Safety Code Section 33490.

## B. IRVINGTON PROJECT AREA SPECIFIC GOALS AND OBJECTIVES

Specific redevelopment goals and objectives for the Irvington Project Area portion of the Merged Project Area include, without limitation:

1. Elimination of adverse physical and economic conditions, including the provision of public infrastructure improvements that will stimulate private sector reinvestment.

2. Enhancement of the historic business district in Irvington, including the attraction and retention of neighborhood-serving commercial facilities, and the attraction of restaurants and specialty retail uses to make Irvington a destination point for workers in the industrial and other areas of Fremont.

3. Conservation and enhancement of existing residential neighborhoods through housing rehabilitation and circulation, open space and other public improvements.

4. Creation of residential opportunities for various segments of the community, including provision of quality affordable housing in and of benefit to the Irvington Project Area portion of the Merged Project Area.

C. NILES PROJECT AREA SPECIFIC GOALS AND OBJECTIVES

Specific redevelopment goals and objectives for the Niles Project Area portion of the Merged Project Area include, without limitation:

1. Elimination of adverse physical and economic conditions, including the provision of public infrastructure improvements that will stimulate private sector reinvestment.

2. Enhancement of the historic business district in Niles, including the attraction and retention of neighborhood-serving commercial facilities, the promotion of tourism-based businesses, and the attraction of new, complementary restaurants and specialty retail uses to make Niles a destination point for workers and residents in other areas of Fremont and the vicinity.

3. Conservation and enhancement of existing residential neighborhoods through housing rehabilitation and circulation, open space and other public improvements.

4. Creation of residential opportunities for various segments of the community, including provision of quality affordable housing in and of benefit to the Niles Project Area portion of the Merged Project Area.

D. CENTERVILLE PROJECT AREA SPECIFIC GOALS AND OBJECTIVES

Specific redevelopment goals and objectives for the Centerville Project Area portion of the Merged Project Area include, without limitation:

1. Elimination of adverse physical and economic conditions, including the provision of public infrastructure improvements that will stimulate private sector reinvestment.

2. Revitalization of Centerville's historic community business district.

3. Conservation of Centerville's historic resources.

4. Conservation and enhancement of existing residential neighborhoods through housing rehabilitation and circulation, open space and other public improvements.

5. Creation of residential opportunities for various segments of the community, including provision of quality affordable housing in and of benefit to the Centerville Project Area portion of the Merged Project Area.

E. INDUSTRIAL PROJECT AREA SPECIFIC GOALS AND OBJECTIVES

Specific redevelopment goals and objectives for the Industrial Project Area portion of the Merged Project Area consist of the following:

1. Provision for the residents of Fremont of a balance between housing and job opportunities.

2. Creation of employment and life-long learning opportunities for people being educated in the community's primary, secondary and community college system, and for community residents who have been displaced from jobs in declining sectors of the regional economy.

3. Facilitation of the full development of the Industrial Project Area portion of the Merged Project Area as called for in the General Plan without the levels of traffic congestion and attendant environmental problems that have affected rapidly expanding industrial areas in some other parts of the Bay Area and elsewhere in California.

4. Assurance of full utilization of the existing public infrastructure, including the regional highway network, railroad and mass transit systems, that already provide service to Fremont and that make Fremont a logical growth corridor for regional development.

5. Promotion of centralized industrial and commercial development within the region, thus avoiding the premature spread of development to less accessible areas on the region's fringes with attendant increases in commuter travel times, energy consumption, air pollution, and absorption of prime agricultural lands.

6. Retention and attraction of high-growth, clean industries and businesses to the benefit of Fremont, the Bay Area and the entire State of California.

To accomplish the goals and objectives outlined above, the Agency is authorized to undertake the following activities within or of benefit to the Industrial Project Area (the "Industrial Project Area Authorized Activities"):

1. Working with Caltrans, the City, the City of Milpitas and other governmental bodies, the Agency will complete major improvements to the four I-880 interchanges serving the

Project Area. These interchanges will be upgraded to a capacity level capable of properly serving the private development envisioned for the area.

2. The Agency may assist in the development of an advanced technology educational and life-time learning center within the Industrial Project Area that is accessible to businesses locating in and near the Industrial Project Area and to the broader Fremont community.

3. The Agency may assist in the financing and development of a transit station and related parking and other facilities and services to provide commuter rail and bus service to the Project Area

4. The Agency may assist in the financing of Fremont Boulevard widening from Cushing to Warren, thereby providing full utilization of the existing and proposed public transportation infrastructure serving the Project Area.

5. The Agency may convey to the City or other public entity, on mutually acceptable terms, fee title to the Agency-owned forty (40) acre parcel located at the western terminus of Auto Mall Parkway (commonly referred to as the Municipal Parcel) for development in accordance with the General Plan.

6. The Agency and the City will use their full regulatory powers to ensure high-quality development of the Industrial Project Area portion of the Merged Project Area in the manner that will fulfill the goals of this Consolidated Plan and the General Plan. It is envisioned that actual development within the Industrial Project Area portion of the Merged Project Area will be undertaken by private developers and governmental entities other than the Agency, including the City. The Agency will work with developers and other governmental entities to implement the Mitigation Measures identified in the Environmental Documentation.

## F. AFFORDABLE HOUSING GOALS AND OBJECTIVES

Specific redevelopment goals and objectives with respect to the provision of affordable housing within the Merged Project Area and elsewhere in the City of benefit to the Merged Project Area include, without limitation, provision of financial assistance and technical support to:

1. Cause construction of new affordable housing;

2. Increase ownership opportunities for Fremont first-time homebuyers, thereby stabilizing and enhancing neighborhoods;

3. Assist homeowners to rehabilitate their homes, thereby preventing neighborhood deterioration and arresting blight;

4. Acquire and rehabilitate apartments to secure affordable rents, prevent neighborhood deterioration, and arrest blight; and

5. Assure that existing affordable units remain affordable and do not convert to market-rate units after their covenant restricted affordability period expires.

## PART V. LAND USE REGULATIONS

### A. OVERVIEW OF REGULATIONS

The permitted land uses, land use standards, and other land use and development evaluation guidelines of this Consolidated Plan shall be those set forth in the General Plan. It is further intended that all provisions of the Municipal Code (including, without limitation, the Zoning Ordinance Historic Overlay District in the Niles Project Area) shall be applicable to developments in the Merged Project Area, and that all development in the Merged Project Area shall comply with all applicable state and local laws, codes and ordinances in effect from time to time in the City (including, without limitation, the Fremont Historic Resources Ordinance, and the Fremont Register of Historic Resources), in addition to any requirements of the Agency imposed pursuant to this Consolidated Plan. The General Plan and the Municipal Code are hereby incorporated in this Consolidated Plan by this reference and are intended to apply to development, redevelopment, renovation, rehabilitation, and demolition activities, and other physical changes related to land and structures in the Merged Project Area.

Finally, the applicable City zoning and planning processes (including any moratoria or temporary development restrictions imposed by the City) shall continue to have full effect and shall continue to serve as the primary determinant for land use decisions in the Merged Project Area. Without limiting the generality of the foregoing, the Planning Commission, the City Council, City departments, and other City boards and commissions shall perform the same functions for consideration and approval or disapproval of development applications, permits and other entitlements for properties within the Merged Project Area that are subject to this Consolidated Plan, as for properties outside the Merged Project Area that are not subject to this Consolidated Plan.

### B. PERMITTED LAND USES

As noted in the overview to this Part, this Consolidated Plan adopts the land uses set forth in the General Plan as the permitted uses within the Merged Project Area. It is intended that the land uses set forth in the General Plan shall be the land uses governing this Consolidated Plan.

### C. LAND USE MAPS; PUBLIC RIGHTS OF WAY

#### 1. Land Use Maps

The Land Use Maps (Exhibit C) show the permitted land uses, major circulation routes and street layouts, the location of proposed open space areas and the property to be devoted to public purposes within the Merged Project Area. The specific types of uses and activities (including size, height, and number of buildings and dwelling units) permitted or conditionally permitted in each land use category mapped on the Land Use Maps are those types of uses and

activities (including size, height and number of buildings and dwelling units) described in the General Plan for the relevant land use category. The land uses shown on the Land Use Maps are drawn from the Land Use Element of the General Plan, and shall be deemed to be automatically modified as the Land Use Element of the General Plan may be revised from time to time in order to maintain conformance of this Consolidated Plan with the General Plan, as provided Part V.A and B above.

2. Public Streets and Rights-of Way

All streets within the Merged Project Area may be widened, altered, or vacated for purposes of development of the Project. New streets may be created as necessary. The anticipated configurations of streets and public rights-of-way within the Merged Project Area (including existing streets to be retained and their relationship to major public facilities) are shown on the Land Use Maps (Exhibit C). These public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

Additional public streets, alleys and easements may be created in the Merged Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Consolidated Plan, and the City's design standards, and shall be effectuated in the manner prescribed by state and local law.

D. GENERAL CONTROLS AND LIMITATIONS

All real property in the Merged Project Area is hereby subject to the controls and requirements of the General Plan, the Municipal Code and this Consolidated Plan. No real property shall be developed, rehabilitated, or otherwise changed after the Consolidated Plan Effective Date except in conformance with the provisions of the General Plan, the Municipal Code and this Consolidated Plan and all applicable State and local laws and standards in effect from time to time.

1. New Construction

All new construction shall comply with all applicable State and local laws and standards in effect from time to time. Parking facilities shall be provided in accordance with the criteria set forth in the General Plan and the Municipal Code, and any additional standards adopted by the Agency pursuant to Part V.E below. All parking shall be paved and drained so that storm and surface water drainage from parcels will not cross public sidewalks. All parking spaces visible from the street shall be landscaped as necessary to prevent unsightly barren appearances. Off-street loading facilities, trash areas and any outdoor storage of materials approved by the City and/or Agency shall be adequately enclosed or screened by walls, landscaping, or other such enclosure consistent with the applicable City ordinances.

2. Non-Conforming Uses

The existence, continuation, renovation, repair, expansion, and replacement of nonconforming uses in the Merged Project Area shall be governed by the applicable Municipal Code land use regulations in effect from time to time.

3. Rehabilitation

Any structure within the Merged Project Area which will be retained as part of this Consolidated Plan shall not be altered, constructed, or rehabilitated unless it is done so in conformance with the General Plan, the Municipal Code, all applicable codes, and any guidelines which may be adopted by the Agency to assist in the implementation of this Consolidated Plan. This conformity shall extend to the architectural character, the public spaces and other elements as required by the City and/or Agency.

4. Open Spaces and Landscaping

The standards for open space to be provided within the Merged Project Area are set forth in the General Plan and the Municipal Code, and are included as part of the goals, objectives and standards of this Consolidated Plan. The precise amount of open space to be provided in the Merged Project Area will depend on the specific plans for development submitted by developers of private property in the Merged Project Area and approved by the City. Landscaping plans for development projects shall be submitted to the City for review and approval.

5. Height and Bulk

The height and bulk of structures shall be regulated as provided in the General Plan, the Municipal Code, and such additional standards as may be adopted by the Agency pursuant to Part V.E below.

6. Density

The maximum permitted density of development on any building site shall be regulated as provided in the General Plan and the Municipal Code, and such additional standards as may be adopted by the Agency pursuant to Part V.E below.

7. Signs

Exterior signs necessary for the identification of buildings and premises shall be as permitted by the General Plan and the Municipal Code, and such additional standards as may be adopted by the Agency pursuant to Part V.E below. The Agency may require that the complete sign program for a development and such additional standards as may be adopted by the Agency pursuant to Part V.E below be reviewed by the Agency staff prior to the erection or installation of signs in any part of the Merged Project Area.

8. Resubdivision of Parcels

After rehabilitation and development pursuant to this Consolidated Plan, no parcel in the Merged Project Area, including any parcel retained by a conforming owner or participant shall be subdivided without the approval of the City.

9. Variances

In the event the City grants a variance from applicable City land use regulations for development of a parcel within the Merged Project Area, such grant of variance shall be deemed to constitute a comparable variance from the land use standards of this Consolidated Plan without additional action by the Agency.

In addition, the Agency is authorized to permit variances from any development standards adopted by the Agency pursuant to Part V.E below or any affordable housing regulations or policy guidelines adopted by the Agency pursuant to Part V.H below. In order to permit such a variance the Agency must determine that:

(a) The application of one or more of the provisions of such Agency development standards, regulations or policy guidelines would result in unnecessary hardship to the property owner;

(b) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;

(c) Permitting a variance from the limits, restrictions, or controls of such Agency development standards, regulations or policy guidelines will not be materially detrimental to the public welfare or injurious to property or improvements in the area;

(d) Permitting a variance from the limits, restrictions or controls of such Agency development standards, regulations or policy guidelines will not be contrary to the objectives of this Consolidated Plan; and

(e) The grant of variance by the Agency will not result in development that conflicts with applicable City land use standards.

No such variance shall be granted which changes a basic land use pursuant to this Consolidated Plan or which permits other than a minor departure from the provisions of this Consolidated Plan. In permitting any variance, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare and to assure compliance with the objectives of this Consolidated Plan.

## E. ADOPTION OF ADDITIONAL STANDARDS FOR DEVELOPMENT

Within the limits, restrictions and controls established in the General Plan, the Municipal Code, and this Consolidated Plan, the Agency is authorized to establish and adopt, by appropriate resolution, specific standards for building heights, building coverage, design criteria, architectural character, landscaping character, sign character, traffic circulation ingress and egress, parking, and any other development and design control necessary to implement this Consolidated Plan. Such controls may relate to both private and public areas within all or a specified portion of the Merged Project Area. No new development shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with such adopted standards for development. The Agency shall not approve plans which do not comply with any adopted standards for development.

## F. BUILDING PERMITS

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Merged Project Area from the date of adoption of this Consolidated Plan until the application for such permit has been made and processed in a manner consistent with all City requirements.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Consolidated Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

## G. DWELLING UNITS

In compliance with Health and Safety Code Section 33333(c), and as provided in Part V.B, V.C.1 and V.D.6 above, the maximum number of dwelling units in the Merged Project Area shall be regulated as provided in the General Plan and the Municipal Code.

## H. AFFORDABLE HOUSING

By regulation or policy guideline adopted by the Agency from time to time, the Agency may ensure compliance with the provisions of Health and Safety Code Section 33413(b) requiring that specified percentages of all new or rehabilitated dwelling units developed in the Merged Project Area be available at affordable housing cost to households in specified income categories. Any such adopted Agency regulations and/or policy guidelines shall be applicable and enforceable by the City and the Agency under this Consolidated Plan with respect to parcels developed with new or rehabilitated residential structures in the Merged Project Area regardless of whether such parcels are developed with Agency assistance or participation.

## I. MITIGATION MEASURES

Pursuant to the Environmental Documentation, the City Council and the Agency adopted specified environmental Mitigation Measures to be implemented as part of this Consolidated Plan to minimize potential adverse environmental impacts of this Consolidated Plan. The Mitigation Measures are hereby incorporated in this Consolidated Plan by this reference and shall be implemented by the Agency, the City, or individual property owners/developers, as appropriate, in connection with public and private actions undertaken pursuant to this Consolidated Plan (including in connection with City land use approvals for developments in the Merged Project Area during the effectiveness of this Consolidated Plan).

# PART VI. REDEVELOPMENT TECHNIQUES TO ACHIEVE CONSOLIDATED PLAN OBJECTIVES

The development of the Project will be undertaken in accordance with the provisions of the Redevelopment Law. The Agency proposes to use the redevelopment techniques set forth in this Part VI and the Redevelopment Law to achieve the goals and objectives of this Consolidated Plan set forth in Part IV above.

Among the programs and projects that may be implemented by the Agency using the techniques set forth in this Part VI and the Redevelopment Law are those described in Exhibit D, the Proposed Programs and Projects. Exhibit D lists redevelopment programs and projects that appear, at the time of approval of this Consolidated Plan, to have significant potential for achieving the goals and objectives of this Consolidated Plan. As redevelopment needs and opportunities evolve over the life of this Consolidated Plan, the Agency may determine not to undertake certain programs or projects listed in Exhibit D, and/or to undertake other programs and projects consistent with this Consolidated Plan and the Redevelopment Law that are not listed in Exhibit D.

Notwithstanding any other provision of this Consolidated Plan, the programs and projects that may be undertaken by the Agency in connection with the Industrial Project Area portion of the Merged Project Area shall be limited to the Industrial Project Area Authorized Activities.

## A. PUBLIC IMPROVEMENTS

As more fully set forth in Health and Safety Code Sections 33445 and 33679, the Agency is authorized to install and construct or cause to be installed and constructed the public improvements and public utilities (within or outside the Merged Project Area) necessary to carry out this Consolidated Plan. Such public improvements and public utilities include, but are not limited to, the construction, expansion, rehabilitation or modernization of over-or underpasses, freeway interchanges, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, sewage treatment facilities, waste water disposal areas, storm drains, flood control facilities, traffic signals, electrical distribution systems, communication systems, fire fighting facilities, police and criminal justice facilities, educational facilities, community and civic centers, conference facilities and learning centers, natural gas distribution systems, water treatment and distribution

systems (including upgrading of water mains, laterals and fire hydrants), other public buildings, parks and open space areas, off-street parking, plazas, landscaped areas, and undergrounding of existing utilities. Anticipated public improvements, facilities and utilities that may be installed or constructed, or caused to be installed or constructed, by the Agency include, but are not limited to, those public improvements, facilities and utilities set forth in the attached Exhibit D, the Proposed Programs and Projects.

Among the techniques the Agency may employ to cause the financing and construction, expansion, rehabilitation, or modernization of the above-referenced public improvements and public facilities is participation in payments to assessment districts, Mello-Roos community facility districts, or other similar districts established pursuant to applicable law to finance construction, expansion, rehabilitation, or modernization of such public improvements and public facilities.

The Agency's authority pursuant to this Part VI.A to install and construct or cause to be installed and constructed public improvements and utilities with respect to the Industrial Area portion of the Merged Project Area shall be limited to public improvements and utilities related to the Industrial Project Area Authorized Activities.

## B. PROPERTY ACQUISITION

### 1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may, but is not required to, acquire or obtain options to acquire all real property located in the Merged Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method whatsoever. The Agency may also acquire any other interest in real property less than a fee interest.

Since it is in the public interest and is necessary for the elimination of those conditions requiring redevelopment, the power of eminent domain may be employed by the Agency to acquire real property in the Merged Project Area, subject to any applicable State constitutional or statutory limitation or prohibition, and the limitations set forth below in this Part VI.B.1. The power of eminent domain shall not be exercised, however, when the conditions described in either subdivision (a) or (b) or (c) or (d) below exist:

(a) The real property in question is owned by a public body and that public body has not consented to the exercise of the power of eminent domain by the Agency; or

(b) The real property in question is improved with a structure and, although not conforming to this Consolidated Plan, the Agency has determined that the real property and the structure can so conform pursuant to an owner participation agreement and that the owner is faithfully performing under the terms of the owner participation agreement; or

(c) The real property in question is improved with a structure and, in the sole determination of the Agency, all of the following are true:

(1) The real property is not needed for those specific activities outlined in this Consolidated Plan, including, without limitation, for development of a Development Opportunity Site pursuant to Part VI.C.2.b below; and

(2) The real property is not needed for the development of replacement housing for those displaced by Agency activity, if any; and

(3) The real property is not needed for any other public improvement or facility; and

(4) The real property is not needed to promote historical or architectural preservation; and

(5) The real property is not needed to remove a blighting influence on surrounding properties which prevents achievement of the objectives of this Consolidated Plan; and

(6) The real property is not needed for the elimination of environmental deficiencies including among other things, inadequate circulation, access or street layout, incompatible and mixed uses, overcrowding and small parcel size; and

(7) The real property is not needed for the removal of impediments to land development and disposition through assembly of land into appropriately sized and shaped parcels served by improved circulation and utilities.

(d) The time limit for the commencement of eminent domain proceedings (as set forth below in this Part VI.B.1) has expired for the Constituent Project Area in which the real property in question is located, and the Agency has not commenced eminent domain proceedings with respect to such real property prior to the expiration of such time limit.

The Agency's authority pursuant to this Part VI.B to acquire real property in connection with redevelopment of the Industrial Project Area portion of the Merged Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method whatsoever shall be limited to acquisitions related to the Industrial Project Area Authorized Activities.

The Agency must commence eminent domain proceedings in connection with real property that it intends to acquire in the various portions of the Merged Project Area within the following time limits:

i. With respect to the Irvington Project Area, by not later than July 7, 2010;

ii. With respect to the Niles Project Area, by not later than July 7, 2010;

iii. With respect to the Industrial Project Area, by not later than July 7, 2010.

iv. With respect to the Centerville Project Area, the time limit expired on July 8, 2009, and the Agency may not commence eminent domain proceedings with respect to real property in the Centerville Project Area after that date without an amendment to this Consolidated Plan as further set forth in the following paragraph.

The time limits set forth above for commencement of eminent domain proceedings may be extended (or the power of eminent domain may be reinstituted following expiration of the applicable time limit for a Constituent Project Area) only by amendment of this Consolidated Plan. The Agency may acquire property by voluntary (e.g., non-eminent domain) means after the expiration of the time limits set forth above for eminent domain proceedings and prior to the expiration of the effectiveness of this Consolidated Plan with respect to the applicable portion of the Merged Project Area (as set forth in Part X.B below).

Prior to any acquisition through eminent domain the Agency shall adopt a resolution declaring a need to acquire any specific property and authorizing the acquisition by such method.

2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Consolidated Plan, the Agency is authorized to acquire personal property in the Merged Project Area by any lawful means.

C. PARTICIPATION BY OWNERS AND BUSINESS TENANTS

1. Opportunities for Owners and Business Tenants -- In General

The Agency shall extend reasonable preferences to persons who own property or are engaged in business in the Merged Project Area, to continue or re-enter in business within the Merged Project Area if they meet the requirements prescribed in this Consolidated Plan and the Owner Participation Rules which have been adopted by the Agency and are available for public inspection.

It is the intention of the Agency that owners of fee title to, or a long term leasehold interest in, parcels of real property within the Merged Project Area, where consistent with this Consolidated Plan and the Owner Participation Rules, be allowed to participate in this redevelopment by: retaining all or a portion of their properties; acquiring adjacent or other properties in the Merged Project Area; selling their properties to the Agency and purchasing other properties in the Merged Project Area; and upgrading and developing their properties in conformance with this Consolidated Plan and Owner Participation Rules.

Part VI.C.2 below sets forth basic rules and procedures for owner participation within the Historic Areas. Part VI.C.3 below sets forth basic rules and procedures for owner participation within the Industrial Project Area portion of the Merged Project Area. Nothing in this

Consolidated Plan shall affect the authority of the City to enter into agreements with owners of real property within the Merged Project Area to the extent the City is otherwise authorized to do so.

2. Rules Related To Historic Areas

The following rules and requirements with respect to owner participation shall apply to real property in the Historic Areas.

(a) Non-Conforming Property. The Agency may determine either on its own direction or pursuant to a request of a property owner that certain real property within the Historic Areas does not conform to this Consolidated Plan, and the owner of such real property shall be required to enter into an owner participation agreement with the Agency as more fully described in Part VI.C.2.c below. Bases for an Agency determination of real property non-conformance with this Consolidated Plan may include, without limitation, uses on the real property that are inconsistent with the goals and objectives of this Consolidated Plan or with the permitted land uses under this Consolidated Plan, or existence of improvements or conditions on the real property that do not meet the general controls and limitations set forth in Part V of this Consolidated Plan and/or the standards of any local, state or federal code or regulation (including, without limitation, the building code(s) of the City). Each parcel of real property in the Historic Areas shall be considered to conform to this Consolidated Plan, unless and until the Agency has determined by resolution that such real property does not conform to this Consolidated Plan.

The Agency may determine, either on its own direction or pursuant to a request of a property owner, that certain real property within the Historic Areas conforms or substantially conforms to the requirements of this Consolidated Plan and that the owner of such property will, thereafter, be permitted to remain a conforming owner without a participation agreement with the Agency, provided, such owner continues to operate and use the real property within the requirements of this Consolidated Plan.

Any real property owned by a conforming owner outside of the designated conforming parcels and within the Historic Areas shall be considered and treated in the same manner as real property owned by other owners within the Historic Areas (i.e., may be subject to a participation agreement with the Agency).

All of the provisions of this Part VI.C.2.a are subject to the provisions of Part VI.C.2.b below for the selection of a developer or developers to develop parcels designated as a Development Opportunity Site within the Historic Areas.

(b) Development Opportunity Site Redevelopment. As more fully set forth in the Agency's adopted Owner Participation Rules (as such rules may be amended from time to time), in the event the Agency determines either on its own direction or pursuant to a request of a real property owner in the Historic Areas or other person or entity that it is in the best interest of the Project that two or more separately owned parcels within the Historic Areas be assembled and developed by a single real property owner or other entity under a development plan, the

Agency may designate such parcels as a development opportunity site (a "Development Opportunity Site") and select and designate a developer for the Development Opportunity Site based on the proposed developer's financial and technical ability to successfully undertake and complete the development plan for the Development Opportunity Site.

Any person or entity may apply to be selected as a developer of a Development Opportunity Site designated by the Agency. In selecting the developer for an Agency-designated Development Opportunity Site, the Agency shall give preference to current owners of real property within such Development Opportunity Site (including persons or entities possessing an option to acquire all or a portion of such real property) in the manner and to the extent set forth in the Owner Participation Rules and the Agency action designating the Development Opportunity Site or calling for developer proposals with respect to the Development Opportunity Site.

The rights of particular real property owners and business tenants to participate in the redevelopment of their respective real properties shall be subject to or limited by or eliminated by the inclusion of their real property within a Development Opportunity Site designated by the Agency and for which the Agency has selected and designated another person or entity to serve as the developer.

If the Agency determines that a particular parcel in the Historic Areas shall not be included in a Development Opportunity Site, then the owner of the parcel and business tenants may participate in the redevelopment of the real property in accordance with this Consolidated Plan and the Owner Participation Rules adopted by the Agency.

(c) Participation Agreements. In the event a parcel of real property in the Historic Areas is not designated as part of a Development Opportunity Site pursuant to Part VI.C.2.b above, but such real property is determined by the Agency to be a non-conforming property pursuant to Part VI.C.1.a above, the owner of such parcel of real property shall enter into a binding agreement with the Agency under which the property owner shall agree to rehabilitate, develop, or use the property in conformance with this Consolidated Plan and to be subject to the provisions hereof. Such agreement shall be prepared by the Agency after consultation with the property owner, all as further provided in the Owner Participation Rules of the Agency. Such agreement shall contain a list of minimum improvements to be made for the specific real property to which it applies.

In any such owner participation agreement, the participating real property owner shall be required to join in the recordation of such documents as are necessary in the determination of the Agency to make the provisions of this Consolidated Plan applicable to the real property.

If an owner who is required to enter into an owner participation agreement pursuant to this Part VI.C.2.c fails or refuses to enter into such agreement, or if such owner fails to perform any of the owner's obligations under an executed owner participation agreement, the Agency is authorized to exercise any remedy available pursuant to the owner participation agreement or at law or in equity including, subject to the limitations on the exercise of the power

of eminent domain set forth in Part VI.B.1 above, the authority to acquire the real property or any interest therein which, if acquired, may be sold or leased for rehabilitation or development in accordance with this Consolidated Plan.

3. Rules Related To Industrial Project Area

The Agency may enter into such voluntary agreements with private and public property owners and tenants within the Industrial Project Area portion of the Merged Project Area as it deems appropriate to implement the Industrial Project Area Authorized Activities.

## D. COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Consolidated Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Merged Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in this Consolidated Plan to ensure that present uses and any future development by public bodies conform to the requirements of this Consolidated Plan.

## E. PROPERTY MANAGEMENT

During such time as property in the Merged Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition.

The Agency shall comply with, and is authorized to exercise the rights and duties contained in, Health and Safety Code Section 33401, which states:

"The agency may, in any year during which it owns property in a redevelopment project pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt."

## F. RELOCATION OF DISPLACED PERSONS AND BUSINESSES

As required by the California Relocation Assistance Act (Government Code Section 7260 et seq.), any relocation of persons and businesses as part of the Project will be subject to the following standards:

1. Assistance in Finding Other Locations

The Agency shall assist persons (including households, business entities and others) displaced by the Agency pursuant to this Consolidated Plan in finding other locations and facilities. There are areas of the City, other than the Merged Project Area, not generally less desirable in regard to public utilities and public and commercial facilities, and at rents or prices within the financial means of any families and persons displaced from the Merged Project Area, decent, safe and sanitary dwellings equal in number to the number of families and persons that may potentially be displaced and available to such displaced families and persons and reasonably accessible to their places of employment.

In order to carry out the Project with a minimum of hardship on persons displaced from their homes by Agency actions pursuant to this Consolidated Plan, the Agency shall assist such individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonable and convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Merged Project Area for displaced persons.

2. Relocation Payments

The Agency may pay reasonable moving expenses to persons (including families, business concerns and others) displaced by Agency actions pursuant to this Consolidated Plan. This provision is not intended to provide incentives for commercial and industrial businesses to move out of the Merged Project Area. The Agency may make such relocation payments for moving expenses where the Agency determines it is in the best interest of the Project and not to do so would create a hardship on the persons involved. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. The Agency shall make all relocation payments required by applicable law.

G. DEMOLITION, CLEARANCE, AND SITE PREPARATION

1. Demolition and Clearance

The Agency is authorized to demolish, clear, or move buildings, structures, and other improvements as necessary to carry out the purposes of this Consolidated Plan.

2. Preparation of Building and Development Sites

The Agency is authorized to prepare or cause to be prepared as development sites any real property in the Merged Project Area owned or acquired by the Agency.

3. Hazardous Waste Remediation and Removal

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove hazardous waste on, under or

from property in the Merged Project Area in accordance with the requirements of Health and Safety Code Section 33459 - 33459.8, or any successor legislation.

4. Limitation With Respect to Industrial Project Area

The Agency's authority to undertake the activities set forth in this Part VI.G in connection with redevelopment of the Industrial Project Area portion of the Merged Project Area shall be limited to the conduct of such activities as they relate to the Industrial Project Area Authorized Activities.

H. REHABILITATION AND MOVING OF STRUCTURES; ASSISTANCE FOR CERTAIN PRIVATE IMPROVEMENTS

1. To the extent appropriate in carrying out this Consolidated Plan, the Agency is authorized to: (a) rehabilitate or cause to be rehabilitated any building or structure in the Merged Project Area acquired by the Agency; and (b) move or cause to be moved any building or other structure to a location within or outside the Merged Project Area.

2. For any rehabilitation project, the Agency may take any action it determines necessary and consistent with local, state and federal law to provide for seismic retrofits as provided in Health and Safety Code Section 33420.1 and any successor statute.

3. The Agency may take such actions as it determines are necessary to remove graffiti from public and private property in the Merged Project Area pursuant to Health and Safety Code Section 33420.2 and any successor statute.

4. The Agency may establish a program under which it lends funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Merged Project Area pursuant to Health and Safety Code Section 33444.5 and any successor statute.

5. The Agency may assist in financing of facilities or capital equipment, including, but not necessarily limited to pollution control devices, for properties being developed or rehabilitated for industrial or manufacturing uses within the Merged Project Area pursuant to Health and Safety Code Section 33444.6 and any successor statute.

The Agency's authority to undertake the activities set forth in this Part VI.H in connection with redevelopment of the Industrial Project Area portion of the Merged Project Area shall be limited to the conduct of such activities as they relate to the Industrial Project Area Authorized Activities.

I. REPLACEMENT DWELLING UNITS

If any dwelling units housing persons and families with incomes not exceeding 120% of area median income are destroyed or removed from the housing market as part of the Project, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and

families with incomes not exceeding 120% of area median income an equal number of replacement dwelling units at affordable housing costs as defined by Health & Safety Code Section 50052.5, within the territorial jurisdiction of the Agency (i.e., within the City), in accordance with all the provisions of the Redevelopment Law (Health & Safety Code Sections 33413 and 33413.5).

## J. PROPERTY DISPOSITION AND DEVELOPMENT

### 1. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law and upon compliance with the notice and hearing requirements of the Redevelopment Law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

At such time as the Agency determines appropriate, all real property acquired by the Agency in the Merged Project Area shall be sold or leased for private development for the uses permitted in this Consolidated Plan or shall be conveyed to a public entity, including, without limitation, the City, for uses permitted in this Consolidated Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Consolidated Plan.

### 2. Purchase and Development by Participants

Pursuant to the provisions of this Consolidated Plan and the Owner Participation Rules adopted by the Agency, the Agency may offer real property in the Merged Project Area for purchase and development by owner and business-tenant participants prior to or at the same time that real property is made available for purchase and development by persons who are not owners or business tenants in the Merged Project Area.

### 3. Purchase and Development Documents

To provide adequate safeguards, to insure that the provisions of this Consolidated Plan will be carried out, and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency to private parties, as well as all property subject to participation agreements, shall be made subject to the provisions of this Consolidated Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Municipal Code, conditional

use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude, or any other provisions necessary to carry out this Consolidated Plan.

During the period of redevelopment of property conveyed by the Agency in the Merged Project Area, the Agency shall ensure that the provisions of this Consolidated Plan and of other documents formulated pursuant to this Consolidated Plan are being observed, and that development of such property proceeds in accordance with Agency approved development plans and documents.

4. Obligations to be Imposed on Redevelopers

Purchasers of land from the Agency shall be required to develop such land in accordance with the provisions of this Consolidated Plan. The Agency shall have the right to withhold transfer of title to the acquirer, user or developer of land in order to ensure fulfillment of this requirement. No building, sign or structure shall be constructed upon any part of such land unless architectural plans and specifications showing, among other things, the nature of such construction, parking, loading, surface treatment and landscaping, the location and orientation of the structure(s) on the building site and the grading plans for the building site to be built upon, shall be submitted to, reviewed, and approved in writing by the Agency, unless the Agency has waived the requirements of this sentence. The Agency shall have the right to refuse to approve any such plans or specifications when in the determination of the Agency such plans or specifications do not conform with the conditions and objectives of this Consolidated Plan, or to the design standards established by the Agency.

Acquirers, users and developers of land conveyed by the Agency within the Merged Project Area must commence and diligently complete the construction of any building within such reasonable period of time as agreed upon with the Agency.

Acquirers, users, and developers of land conveyed by the Agency shall be responsible for complying with all applicable State and local laws, ordinances and codes, in effect from time to time.

No acquirer, user, or developer of land conveyed by the Agency shall resell, lease, sublease or otherwise dispose of land in the Merged Project Area until the construction approved by the Agency has been completed, except with the prior written consent of the Agency.

Persons who are engaged in business in the Merged Project Area shall be granted non-financial preference by the Agency to re-enter in business within the Merged Project Area after redevelopment if they otherwise meet the requirements prescribed by this Consolidated Plan and the Agency's adopted Owner Participation Rules.

5. Personal Property Disposition

For the purpose of this Consolidated Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

K. PREVENTION OF DISCRIMINATION

1. General

Property owners and developers shall comply with all State and local laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, religion, creed, marital status, sex, sexual orientation, national origin or ancestry, in the sale, lease or occupancy of the property.

2. Conveyances by the Agency

Pursuant to the Redevelopment Law (Health & Safety Code Sections 33337 and 33435-33436), contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest in land acquired by the Agency within the Merged Project Area shall contain the provisions of those Redevelopment Law sections in substantially the form set forth therein. Such contracts shall further provide that the provisions of the applicable Redevelopment Law sections shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties and all other transferees under the instrument.

3. Other Contracts, Deeds and Leases for Conveyance of Project Area Property

All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Project Area shall contain the following nondiscrimination clauses as prescribed by the Redevelopment Law (Health & Safety Code Section 33435 and 33436):

(a) In Deeds:

"(1) Grantee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property herein conveyed, nor shall the grantee or any person claiming under or through the grantee, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the property herein conveyed. The foregoing covenant shall run with the land.

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section

12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

(b) In Leases:

"(1) Lessee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee or any person claiming under or through the lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

(c) In Contracts:

"(1) There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property nor shall the transferee or any person claiming under or through the transferee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land.

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

4. Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to prevention of discrimination, shall remain in effect in perpetuity.

## PART VII. METHODS FOR FINANCING THE PROJECT

### A. GENERAL PROVISIONS

The Agency is authorized to finance the Project with financial assistance from the City, the County, the State of California, the Federal Government, property tax increments, interest income, Agency notes and bonds, assessment district or special tax district revenues, or any other available source. Advances for survey and planning and operating capital for administration of the Project may come through loans from the City or other entities. The City may also supply additional assistance through City loans and grants for various public facilities. As available, gas tax funds from the State of California and the County may be used toward the cost of the street system and related improvements. There will also be some revenue accruing to the Project from interest earned on investments of Agency funds.

The Agency is hereby authorized to borrow funds, obtain advances, and create contractual indebtedness and other obligations in carrying out this Consolidated Plan, pursuant to applicable law. The principal and interest on such borrowed funds, advances and other obligations may be paid from tax increments or any other funds available to the Agency.

### B. AFFORDABLE HOUSING FINANCING

Pursuant to the Redevelopment Law (Health and Safety Code Section 33334.2), a minimum of twenty percent (20%) of tax increment revenues allocated to the Agency shall be used for the purposes of improving, increasing, and preserving the community's supply of quality affordable housing unless the Agency makes one or more of the findings specified in Health and Safety Code Section 33334.2(a).

Tax increment revenues allocated to the Agency and earmarked for housing purposes will be used to fund existing and new programs for housing development and rehabilitation in a manner consistent with the Housing Element of the City's General Plan, and other applicable City housing policies, as they now exist or may hereafter be amended. The permitted uses in the Merged Project Area allow for the development of affordable housing.

### C. TAX INCREMENTS

All taxes levied upon taxable property within the Constituent Project Areas comprising the Merged Project Area each year by or for the benefit of the State of California, the County, the City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective dates of the respective Original Adopting Ordinances for each of the

Constituent Project Areas (or subsequently added portions thereof, as applicable) comprising the Merged Project Area shall be divided as follows:

1. That portion of the taxes which would be provided by the rate upon which the tax is levied each year by, or for, each of the taxing agencies upon the total sum of the assessed value of the taxable property in each of the Constituent Project Areas (or subsequently added portions thereof, as applicable) comprising the Merged Project Area, as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of the respective Original Adopting Ordinances for each of the Constituent Project Areas (or subsequently added portion thereof, as applicable) comprising the Merged Project Area, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by, or for, said taxing agencies on all other property are paid. For the purpose of allocating taxes levied by, or for, any taxing agency or agencies which did not include the territory of an applicable Constituent Project Area (or subsequently added portion thereof, as applicable) on the effective date of the applicable Original Adopting Ordinance for such Constituent Project Area (or subsequently added portion thereof, as applicable), but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of the applicable Original Adopting Ordinance shall be used in determining the assessed valuation of the taxable property in the applicable Constituent Project Area (or subsequently added portion thereof, as applicable) on the effective date; and

2. Except as provided in Health and Safety Code Section 33670(e), and except as provided in subdivision 3 below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in a Constituent Project Area (or subsequently added portion thereof, as applicable) comprising a portion of the Merged Project Area exceeds the total assessed value of the taxable properties in such Constituent Project Area (or subsequently added portion thereof, as applicable) as shown by the last equalized assessment roll referred to in subdivision 1 above, all of the taxes levied and collected upon the taxable property in such Constituent Project Area (or subsequently added portion thereof, as applicable) comprising a portion of the Merged Project Area shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the applicable Constituent Project Area (or subsequently added portion thereof, as applicable) comprising a portion of the Merged Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. Notwithstanding the provisions of subdivision 2 above, the Agency shall not claim on its annual statement of indebtedness prepared pursuant to Health and Safety Code Section 33675, at a minimum, the following amount (with the purpose and effect that such unclaimed amount shall not be allocated and paid to the Agency, but instead shall be allocated and paid to the affected taxing agencies):

That portion of the amount identified in paragraph 2 above attributable to increases in the assessed value of the taxable property in the Industrial Project Area portion of the Merged Project Area, as the assessed value is established by the assessment roll last equalized prior to the effective date of Original Adopting Ordinance for the Industrial Project Area portion of the Merged Project Area, which are, or otherwise would be, calculated annually pursuant to subdivision (f) of Section 110.1 of the Revenue and Taxation Code.

The portion of taxes described in subdivision 2 above may be irrevocably pledged by the Agency for the payment of the principal and the interest on money loaned, advanced, or any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance in whole or in part, the Project. The Agency is authorized to make such pledges as to specific advances, indebtedness, and other obligations as appropriate, in carrying out the Project.

The portion of taxes divided and allocated to the Agency pursuant to subdivision 2 above shall not exceed the following maximum amounts for each of the respective Constituent Project Areas comprising the Merged Project Area:

(a) With respect to the Irvington Project Area, the maximum amount of One Hundred Eighty Million Dollars ($180,000,000);

(b) With respect to the Niles Project Area, the maximum amount of Fifty-Five Million Dollars ($55,000,000);

(c) With respect to the Centerville Project Area, no maximum amount is required by the Redevelopment Law and no maximum amount is stated in this Consolidated Plan; and

(d) With respect to the Industrial Project Area, the maximum amount of One Billion Five Hundred Million Dollars ($1,500,000,000).

D. BONDS

The Agency may issue its bonds for any corporate purpose or for the purpose of refunding bonds it has previously issued. The principal and interest payable on such bonds may be paid from:

1. the income and revenues of the Project;

2. the tax increment funds allocated to the Agency;

3. the Agency's revenues generally;

4. taxes imposed pursuant to 7280.5 of the Revenue and Taxation Code which are pledged therefore;

5. any contributions or other financial assistance from the state or local government;

6. repayment of loans or other form of indebtedness to the Agency;

7. private parties;

8. any other source permitted by law; or

9. any combination of the above sources.

In accordance with Health and Safety Code Section 33334.1, the principal amount of bonded indebtedness to be repaid in whole or in part from the combined allocation of taxes to the Agency pursuant to Health and Safety Code Section 33670 from the Merged Project Area which can be outstanding at any one time shall not exceed Five Hundred Fifty Million Dollars ($550,000,000), except by further amendment of this Consolidated Plan.

E. OTHER LOANS, GRANTS AND ADVANCES

Any other available loans, grants, or financial assistance from any other public or private source may be utilized by the Agency for purposes of the Project.

## PART VIII. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Consolidated Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Consolidated Plan to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but shall not be limited to, the following:

A. Acquisition of any real and personal property inside or outside the Merged Project Area required for public use; demolition and removal of structures on such acquired property; and preparation of such property for construction. The costs to the City of such acquisition, demolition and site preparation may be reimbursed by the Agency from Project revenues.

B. Construction of any public improvements serving the purposes of this Consolidated Plan. The costs to the City of such construction may be reimbursed by the Agency from Project revenues.

C. Establishment of an assessment district mechanism, to the extent permitted by applicable law including receipt of any required voter or property owner approval, to collect assessments, fees or other charges from property owners and developers within the Merged Project Area for purposes of Project financing.

D. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public right-of-ways, as appropriate to carry out this Consolidated Plan.

E. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Merged Project Area.

F. Imposition wherever necessary (by subdivision approval, conditional use permits or other means) of appropriate controls, within the limits of this Consolidated Plan, upon parcels in the Merged Project Area to ensure their proper development and use.

G. Provision for administrative enforcement of this Consolidated Plan.

H. Imposition of conditions or other requirements upon parcels in the Merged Project Area to implement the Mitigation Measures, the design standards adopted by the Agency pursuant to Part V.E. of this Consolidated Plan, and the regulations or policy guidelines adopted by the Agency pursuant to Part V.H of this Consolidated Plan in satisfaction of the requirements of Health and Safety Code Section 33413(b).

I. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered by the City, in accordance with a schedule that will permit the development of the Merged Project Area to be commenced and carried to completion without unnecessary delay.

## PART IX. ENFORCEMENT

The administrative enforcement of this Consolidated Plan or other documents implementing this Consolidated Plan shall be performed by the City or the Agency.

The provisions of this Consolidated Plan or other documents entered into pursuant to this Consolidated Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Consolidated Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Merged Project Area may be enforced by such owners.

The provisions of this Consolidated Plan do not in any way limit or restrict the City's authority or power to enforce any local land use regulations or any provisions of the Municipal Code.

## PART X. DURATION OF CONSOLIDATED PLAN AND RELATED TIME LIMITS

Except for any other authority in excess of the following limits that may from time to time be granted by the Redevelopment Law (which authority shall be deemed to be incorporated into the provisions of this Consolidated Plan by this reference and shall supersede the following limits), the following limits shall apply with respect to the Constituent Project Areas comprising the Merged Project Area:

## A. DEBT INCURRENCE TIME LIMITS

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project for activities related to the various portions of the Merged Project Area beyond the following time limits:

1. With respect to the Irvington Original Area, as authorized by Health and Safety Code Section 33333.6(e)(2), the City Council adopted Ordinance No. 21-2006 on November 7, 2006 to eliminate the debt incurrence time limit; as a result, no such time limit is required by the Redevelopment Law and no such time limit is contained in this Consolidated Plan;

2. With respect to the Irvington Added Area, July 7, 2018;

3. With respect to the Niles Original Area, as authorized by Health and Safety Code Section 33333.6(e)(2), the City Council adopted Ordinance No. 22-2006 on November 7, 2006 to eliminate the debt incurrence time limit; as a result, no such time limit is required by the Redevelopment Law and no such time limit is contained in this Consolidated Plan;

4. With respect to the Niles Added Area, July 7, 2018;

5. With respect to the Centerville Project Area, July 8, 2017; and

6. With respect to the Industrial Project Area, as authorized by Health and Safety Code Section 33333.6(e)(2), the City Council adopted Ordinance No. 23-2006 on November 7, 2006 to eliminate the debt incurrence time limit; as a result, no such time limit is required by the Redevelopment Law and no such time limit is contained in this Consolidated Plan.

Loans, advances, or indebtedness may be repaid over a period of time beyond the time limits set forth in this Part X.A, subject to the further provisions of Part X.C below. The time limits set forth in this Part X.A may be extended only by amendment of this Consolidated Plan. The time limits set forth in this Part X.A shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Health and Safety Code Section 33334.2 and 33334.3 or from establishing more debt in order to fulfill the Agency's housing obligations under Health and Safety Code Section 33413. The time limits set forth in this Part X.A shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the applicable time limit if the indebtedness is not increased and the time during which indebtedness is to be repaid is not extended beyond the time limit set forth in Part X.C below.

## B. CONSOLIDATED PLAN EFFECTIVENESS TIME LIMITS

The effectiveness of this Consolidated Plan (including, without limitation, the effectiveness of the Agency's land use controls for the applicable portions of the Merged Project Area under this Consolidated Plan) shall continue until, and shall expire upon, the following dates:

1. With respect to the Irvington Original Area, July 5, 2018;

2. With respect to the Irvington Added Area, July 7, 2029;

3. With respect to the Niles Original Area, July 5, 2018;

4. With respect to the Niles Added Area, July 7, 2029;

5. With respect to the Centerville Project Area, July 8, 2028; and

6. With respect to the Industrial Project Area, November 22, 2024.

After expiration of this Consolidated Plan with respect to each applicable portion of the Merged Project Area, the Agency shall have no authority to act pursuant to this Consolidated Plan with respect to the portion of the Merged Project Area affected by such expiration, except to pay previously incurred indebtedness, to enforce existing covenants, contracts and other obligations, and to complete any unfulfilled obligations under Health and Safety Code Section 33413.

C. TAX INCREMENT RECEIPT AND DEBT REPAYMENT TIME LIMITS

The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 with respect to the various portions of the Merged Project Area beyond the following time limits:

1. With respect to the Irvington Original Area, July 5, 2028;

2. With respect to the Irvington Added Area, July 7, 2044;

3. With respect to the Niles Original Area, July 5, 2028;

4. With respect to the Niles Added Area, July 7, 2044;

5. With respect to the Centerville Project Area, July 8, 2043; and

6. With respect to the Industrial Project Area, November 22, 2034.

D. EXCEPTIONS TO LIMITS

Notwithstanding any other time limitations set forth in this Part X, the nondiscrimination and nonsegregation provisions of this Plan shall run in perpetuity, and the affordable housing covenants imposed by the Agency with respect to development, rehabilitation, and/or preservation of Project-related affordable housing (whether inside or outside the Merged Project Area) shall continue in effect for such period as may be determined and specified by the Agency.

## PART XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Consolidated Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this Consolidated Plan. In the event that any portion of the Merged Project Area shall be determined to have been invalidly or incorrectly included in the Merged Project Area that is the subject of this Consolidated Plan, such portion of the Merged Project Area shall be deemed severable from the remainder of the Merged Project Area and the remainder of the Merged Project Area shall remain fully subject to the provisions of this Consolidated Plan.

## PART XII. PROCEDURE FOR AMENDMENT

This Consolidated Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereafter established by law.

## PART XIII. AUTHORITY OF THE AGENCY

To the extent legally permissible, the Agency is hereby authorized to undertake any redevelopment activity or exercise any power not already included herein, provided such action is not inconsistent with this Consolidated Plan.

EXHIBIT A

BOUNDARY MAPS OF
MERGED PROJECT AREA

A-1 Overview Map of Merged Project Area

A-2 Irvington (including Original Area and Added Area)

A-3 Niles (including Original Area and Added Area)

A-4 Centerville

A-5 Industrial

Exhibit A-1
Overview Map of Merged Project Area

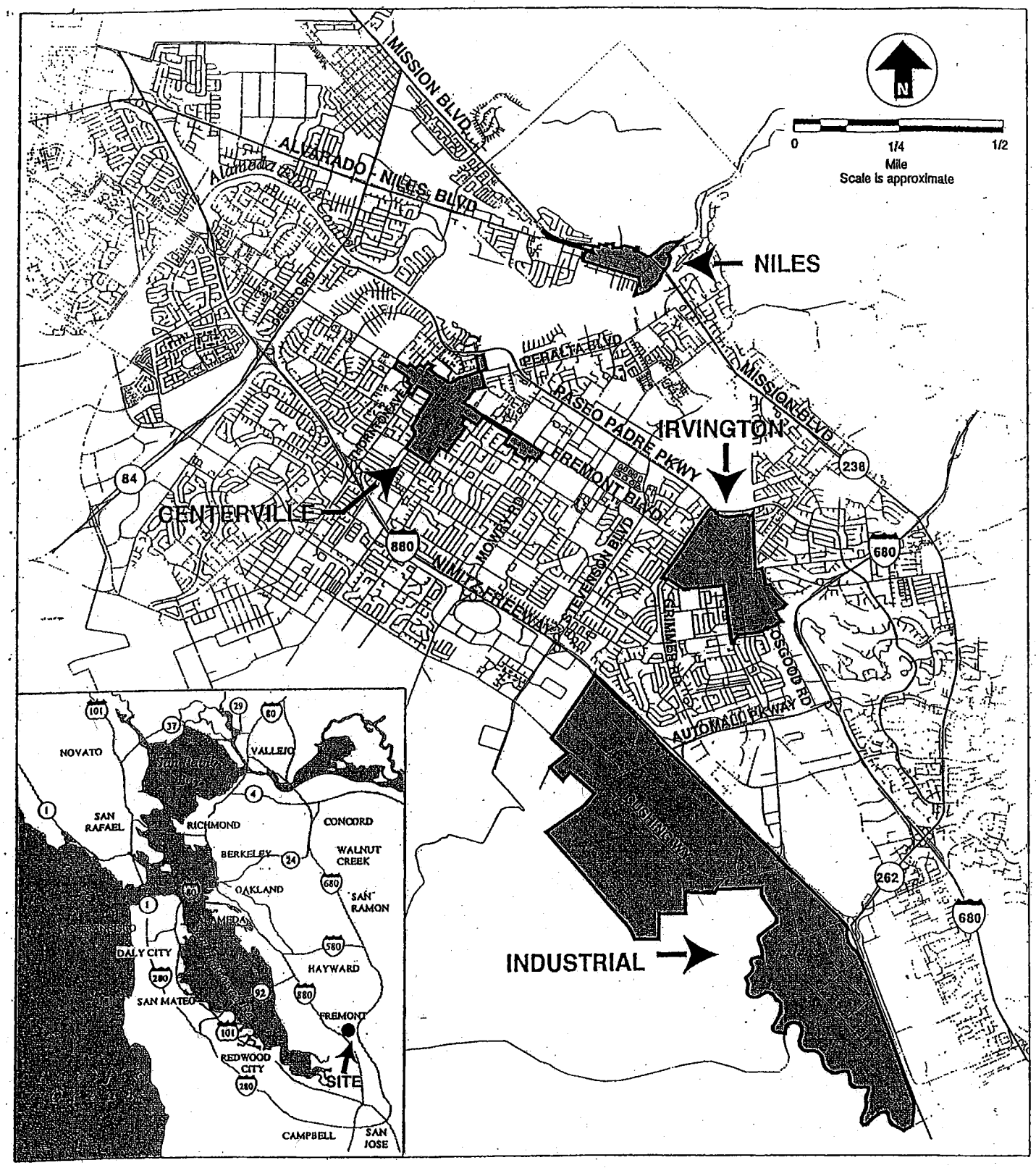

Exhibit A-2
Irvington Project Area

98261854

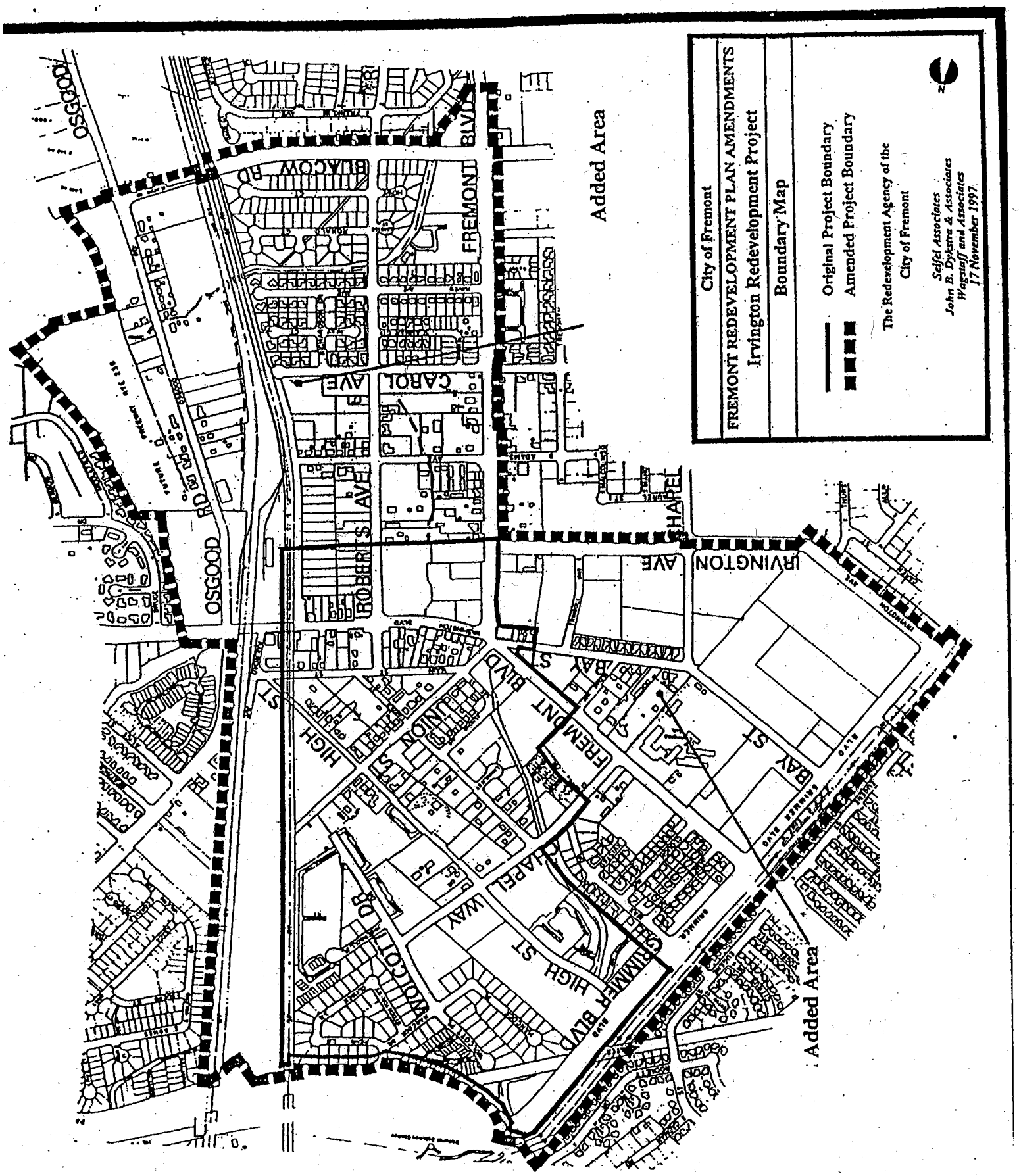

Exhibit A-3
Niles Project Area

98261855

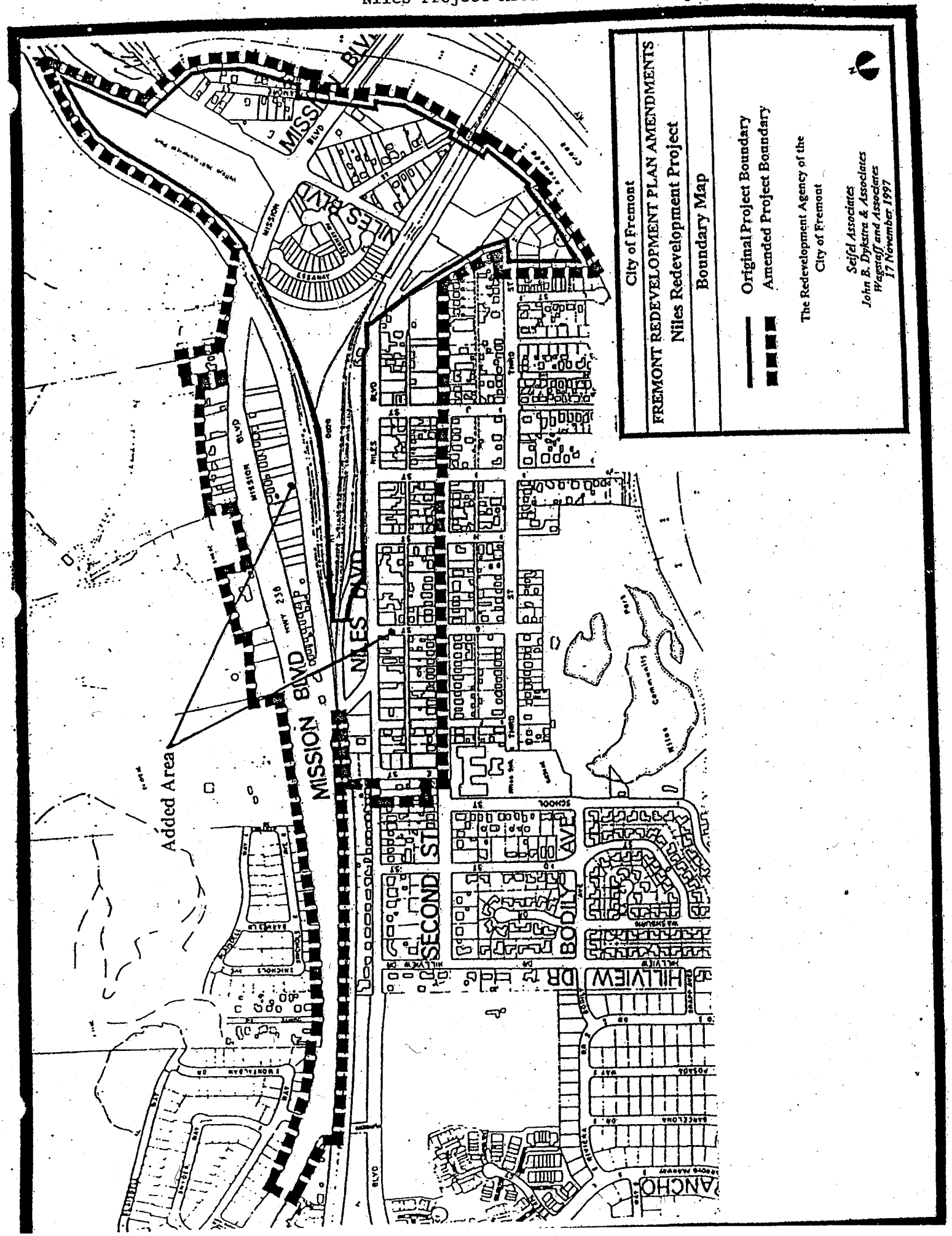

Exhibit A-4
Centerville Project Area

98261856

Exhibit A-5
Industrial Project Area

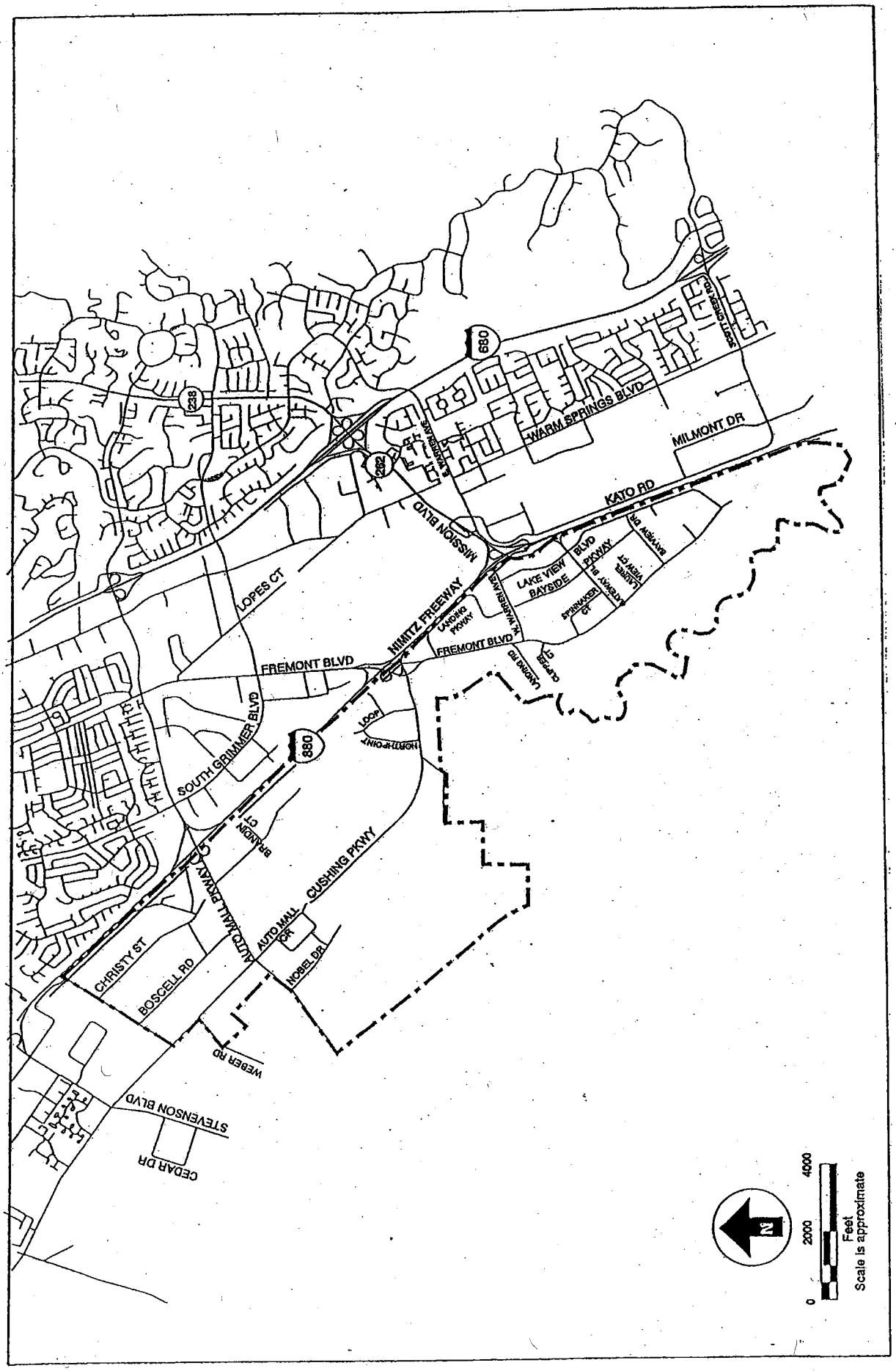

EXHIBIT B

LEGAL DESCRIPTION
OF MERGED PROJECT AREA

B-1 Irvington

a. Original Area

b. Added Area

c. Entire Project Area

B-2 Niles

a. Original Area

b. Added Area

c. Entire Project Area

B-3 Centerville

B-4 Industrial

Exhibit B-1a
Irvington Original Area

BEGINNING at the point of intersection of the southerly line of Irvington Avenue (84' wide) and the westerly line of Fremont Boulevard (104' wide); thence easterly along the prolongation of the southerly line of Irvington Avenue to the intersection with the westerly line of the Central Pacific Railroad Company R.O.W. (872-1-114-Par. 4); thence northerly along said westerly R.O.W. to the intersection with the southerly line of Paseo Padre Parkway; thence westerly along said southerly line to the intersection with the north-westerly line of Grimmer Boulevard extended; thence south-westerly along said line for a distance of approximately 1,721' to the intersection with the prolongation of the rear property lines of parcels fronting on the northerly side of Max Drive; thence south-easterly along said rear property lines to the intersection with the north-westerly line of Chapel Way (60' wide); thence south-westerly along said north-westerly line for a distance of approximately 404' to a point approximately 366' north-east of the south-westerly line of Fremont Boulevard (85' wide); thence south-easterly along a line parallel to and approximately 366' north-east of the south-westerly line of Fremont Boulevard (and with a bearing of approximately S 54° 40' E) to the point of intersection with a prolongation of the north-westerly line of Papazian Way (60' wide); thence south-westerly along said north-westerly line to the intersection with the south-westerly line of Fremont Boulevard (85' wide); thence south-easterly along said south-westerly line for a distance of approximately 549' to the intersection with the westerly property line of a triangular shaped parcel of land owned by the City of Fremont at the intersection of Fremont Boulevard and Bay Street; thence south-westerly along said property line to the northerly line of Bay Street; thence westerly along the northerly line of Bay Street for a distance of approximately 44'; thence crossing Bay Street (50' wide) at right angle on the prolongation of the westerly property line of a parcel of land fronting on the southerly line of Bay Street; thence southerly along said property line for a distance of approximately 124' to the rear property line; thence easterly along said rear property line for a distance of approximately 205' to the westerly line of Fremont Boulevard; thence southerly along the westerly line of Fremont Boulevard to the intersection of the southerly line of Irvington Avenue, the point of BEGINNING.

Exhibit B-1b
Irvington Added Area

DESCRIPTION
PROPOSED ADDED TERRITORY TO THE
IRVINGTON REDEVELOPMENT PROJECT AREA
FREMONT, CALIFORNIA

THE BOUNDARIES OF THE IRVINGTON REDEVELOPMENT PROJECT AREA AS DELINEATED ON MAP NO. _____ WITH THE SAME TITLE ARE IN ACCORDANCE WITH THE FOLLOWING DESCRIPTION:

PARCEL ONE
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF IRVINGTON AVENUE (84' WIDE) AND THE WESTERLY LINE OF FREMONT BOULEVARD (104' WIDE); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF IRVINGTON AVENUE APPROXIMATELY 1200 FEET TO THE POINT OF CURVATURE OF A 40-FEET RADIUS CURVE ADJOINING CHAPEL WAY (60' WIDE); THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO IRVINGTON AVENUE (84' WIDE) TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF IRVINGTON AVENUE (49.5' WIDE); THENCE WESTERLY ALONG SAID PROLONGATION LINE AND ALONG THE SOUTHERLY LINE OF IRVINGTON AVENUE (49.5' WIDE AND 84' WIDE) APPROXIMATELY 895 FEET(SAID LINE ALSO BEING THE NORTHERLY LINE OF APN 525-1119-2) TO THE NORTHWEST CORNER OF APN 525-1119-2; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF IRVINGTON AVENUE (84' WIDE) APPROXIMATELY 966 FEET TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF IRVINGTON AVENUE (84' WIDE) AND THE SOUTHEASTERLY LINE OF GRIMMER BOULEVARD(100' WIDE); THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF GRIMMER BOULEVARD (100' WIDE) APPROXIMATELY 111 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWEST LINE OF APN 525-1120-47-4; THENCE NORTHWESTERLY ALONG SAID PROLONGATION LINE AND ALONG THE SOUTHWEST LINE OF APN 525-1120-47-4 APPROXIMATELY 213 FEET TO THE MOST WESTERLY CORNER OF APN 525-1120-47-4; THENCE NORTHEASTERLY ALONG THE NORTHWEST BOUNDARY OF PARCEL MAP 1125 AND CONTINUING ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWEST BOUNDARY OF PARCEL MAP 1125 APPROXIMATELY 4,186 FEET TO THE MOST EASTERLY CORNER OF APN 525-782-5; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINES OF APN 525-782-4-4 APPROXIMATELY 185 FEET TO THE MOST NORTHERLY CORNER OF APN 525-782-4-4; THENCE SOUTHEASTERLY APPROXIMATELY 88 FEET ALONG THE NORTHEASTERLY LINE OF APN 525-782-4-4 AND APPROXIMATELY 273 FEET ALONG THE NORTHEASTERLY LINE OF APN 525-782-23 TO THE MOST NORTHWEST CORNER OF APN 525-782-1-2, SAID POINT BEING ON THE EXISTING BOUNDARY OF THE IRVINGTON REDEVELOPMENT PROJECT AREA, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF PASEO PADRE PARKWAY, THENCE ALONG SAID EXISTING BOUNDARY THE FOLLOWING COURSES:

ALONG SAID SOUTHERLY LINE OF PASEO PADRE PARKWAY WESTERLY APPROXIMATELY 130 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF GRIMMER BOULEVARD EXTENDED; THENCE SOUTHWESTERLY ALONG SAID LINE FOR A DISTANCE OF APPROXIMATELY 1,721 FEET TO THE INTERSECTION WITH THE PROLONGATION OF THE REAR PROPERTY LINES OF PARCELS FRONTING ON THE NORTHERLY SIDE OF MAX DRIVE; THENCE SOUTHEASTERLY ALONG SAID REAR PROPERTY LINES TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF CHAPEL WAY (60 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE FOR A DISTANCE OF APPROXIMATELY 404 FEET TO A POINT APPROXIMATELY 366 FEET NORTHEAST OF THE SOUTHWESTERLY LINE OF FREMONT BOULEVARD (85 FEET WIDE); THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO AND APPROXIMATELY 366 FEET NORTHEAST OF THE SOUTHWESTERLY LINE OF FREMONT BOULEVARD (AND WITH A BEARING OF APPROXIMATELY SOUTH 54°40' EAST) TO THE POINT OF INTERSECTION WITH A PROLONGATION OF THE NORTHWESTERLY LINE OF PAPAZIAN WAY (60 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF FREMONT BOULEVARD (85 FEET WIDE); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF

APPROXIMATELY 549 FEET TO THE INTERSECTION WITH THE WESTERLY PROPERTY LINE OF A TRIANGULAR SHAPE PARCEL OF LAND OWNED BY THE CITY OF FREMONT AT THE INTERSECTION OF FREMONT BOULEVARD AND BAY STREET; THENCE SOUTHWESTERLY ALONG SAID PROPERTY LINE TO THE NORTHERLY LINE OF BAY STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF BAY STREET FOR A DISTANCE OF APPROXIMATELY 44 FEET; THENCE CROSSING BAY STREET (50 FEET WIDE) AT RIGHT ANGLE ON THE PROLONGATION OF THE WESTERLY PROPERTY LINE OF A PARCEL OF LAND FRONTING ON THE SOUTHERLY LINE OF BAY STREET; THENCE SOUTHERLY ALONG SAID PROPERTY LINE FOR A DISTANCE OF APPROXIMATELY 124 FEET TO THE REAR PROPERTY LINE; THENCE EASTERLY ALONG SAID REAR PROPERTY LINE FOR A DISTANCE OF APPROXIMATELY 205 FEET TO THE WESTERLY LINE OF FREMONT BOULEVARD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF FREMONT BOULEVARD TO THE INTERSECTION OF THE SOUTHERLY LINE OF IRVINGTON AVENUE, THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 129 ACRES MORE OR LESS.

PARCEL TWO

BEGINNING AT THE NORTHEAST CORNER OF THE EXISTING BOUNDARY OF THE IRVINGTON REDEVELOPMENT PROJECT AREA, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY LINE OF THE CENTRAL PACIFIC RAILROAD COMPANY RIGHT OF WAY APN 525-784-14 WITH THE SOUTHERLY RIGHT OF WAY LINE OF PASEO PADRE PARKWAY, THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF TRACT 3716 APPROXIMATELY 35 FEET TO A POINT ON A WESTERLY PROLONGATION LINE OF THE NORTHERLY LINE OF APN 525-150-1-3; THENCE EASTERLY ALONG SAID PROLONGATION LINE AND ALONG THE NORTHERLY LINE OF APN 525-150-1-3, APN 525-150-1-2, AND APN 525-150-7 APPROXIMATELY 660 FEET TO THE MOST NORTHERLY CORNER OF APN 525-150-7; THENCE ALONG THE EASTERLY LINE OF APN 525-150-7, APN 525-165-13, APN 525-165-14, AND APN 525-195-9 APPROXIMATELY 2930 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF WASHINGTON BOULEVARD (94' WIDE); THENCE EASTERLY ALONG SAID PROLONGATION LINE AND THE NORTH LINE OF WASHINGTON BOULEVARD (94' WIDE) APPROXIMATELY 355 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF APN 525-345-1-2; THENCE SOUTHERLY ALONG SAID PROLONGATION LINE AND ALONG THE EAST LINE OF APN 525-345-1-2 APPROXIMATELY 875 FEET TO THE SOUTHEAST CORNER OF APN 525-345-1-2; THENCE EASTERLY ALONG THE NORTHERLY LINE OF APN 525-345-32-8 APPROXIMATELY 233 FEET TO THE NORTHEAST CORNER OF APN 525-345-32-8; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF APN 525-345-32-8, APN 525-336-2-3, AND APN 525-336-6-8 APPROXIMATELY 1356 FEET TO THE MOST EASTERLY CORNER OF APN 525-336-6-8; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF APN 525-336-6-8 APPROXIMATELY 626 FEET TO THE MOST NORTHERLY CORNER OF APN 525-336-7-14; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF APN 525-336-7-14 AND APN 525-336-7-16 APPROXIMATELY 640 FEET TO THE MOST EASTERLY CORNER OF APN 525-336-7-16; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF APN 525-336-7-16 APPROXIMATELY 243 FEET TO THE MOST SOUTHERLY CORNER OF APN 525-336-7-16; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF OSGOOD ROAD (108' WIDE) APPROXIMATELY 45 FEET TO A POINT ON THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF APN 525-331-46; THENCE SOUTHWESTERLY ALONG SAID PROLONGATION LINE AND THE NORTH LINE OF APN 525-331-46 APPROXIMATELY 584 FEET TO THE MOST WESTERLY CORNER OF APN 525-331-46; THENCE NORTHWESTERLY APPROXIMATELY 93 FEET TO THE NORTHEAST CORNER OF APN 525-331-18; THENCE SOUTHWESTERLY APPROXIMATELY 140 FEET TO THE NORTHWEST CORNER OF APN 525-331-17; THENCE SOUTHEASTERLY APPROXIMATELY 95 FEET TO THE NORTHEAST CORNER OF APN 525-1643-99; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF BLACOW ROAD (100' WIDE) APPROXIMATELY 1430 FEET TO THE NORTHWEST CORNER OF APN 525-1646-23; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LAGUNA CREEK (50' WIDE AS SHOWN ON TRACT 1371) APPROXIMATELY 498 FEET TO THE POINT OF COMPOUND CURVATURE OF A 105 FEET RADIUS CURVE (SAID POINT BEING APPROXIMATELY 49.74 FEET ALONG A CURVE NORTH OF THE SOUTHWEST CORNER OF APN

525-1646-39-1); THENCE WESTERLY APPROXIMATELY 145 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF APN 525-1282-21-4 (SAID POINT BEING APPROXIMATELY 174 FEET NORTH OF THE SOUTHEAST CORNER OF APN 525-1282-21-4); THENCE NORTHERLY ALONG THE WESTERLY LINE OF FREMONT BOULEVARD (WIDTH VARIES) APPROXIMATELY 3137 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF IRVINGTON AVENUE (84' WIDE) AND THE WESTERLY LINE OF FREMONT BOULEVARD (104' WIDE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EXISTING BOUNDARY OF THE IRVINGTON REDEVELOPMENT PROJECT AREA, THENCE ALONG SAID EXISTING BOUNDARY THE FOLLOWING COURSES:

THENCE EASTERLY ALONG THE PROLONGATION OF THE SOUTHERLY LINE OF IRVINGTON AVENUE TO THE INTERSECTION WITH THE WESTERLY LINE OF THE CENTRAL PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY TO THE INTERSECTION WITH THE SOUTHERLY LINE OF PASEO PADRE PARKWAY, THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 194 ACRES MORE OR LESS.

END OF DESCRIPTION

PREPARED BY:

ROBERT CHAN
LICENSED LAND SURVEYOR NO. 5412
(EXP. 9/30/00)
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
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Exhibit B-1c
Irvington Entire Project Area

DESCRIPTION
IRVINGTON REDEVELOPMENT PROJECT AREA
FREMONT, CALIFORNIA

THE BOUNDARIES OF THE IRVINGTON REDEVELOPMENT PROJECT AREA AS DELINEATED ON MAP NO.____ WITH THE SAME TITLE ARE IN ACCORDANCE WITH THE FOLLOWING LEGAL DESCRIPTION:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF IRVINGTON AVENUE (84' WIDE) AND THE WESTERLY LINE OF FREMONT BOULEVARD (104' WIDE); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF IRVINGTON AVENUE APPROXIMATELY 1200 FEET TO THE POINT OF CURVATURE OF A 40-FEET RADIUS CURVE ADJOINING CHAPEL WAY (60' WIDE); THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO IRVINGTON AVENUE (84' WIDE) TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF IRVINGTON AVENUE (49.5' WIDE); THENCE WESTERLY ALONG SAID PROLONGATION LINE AND ALONG THE SOUTHERLY LINE OF IRVINGTON AVENUE (49.5' WIDE AND 84' WIDE) APPROXIMATELY 895 FEET(SAID LINE ALSO BEING THE NORTHERLY LINE OF APN 525-1119-2) TO THE NORTHWEST CORNER OF APN 525-1119-2; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF IRVINGTON AVENUE (84' WIDE) APPROXIMATELY 966 FEET TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF IRVINGTON AVENUE (84' WIDE) AND THE SOUTHEASTERLY LINE OF GRIMMER BOULEVARD(100' WIDE); THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF GRIMMER BOULEVARD (100' WIDE) APPROXIMATELY 111 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWEST LINE OF APN 525-1120-47-4; THENCE NORTHWESTERLY ALONG SAID PROLONGATION LINE AND ALONG THE SOUTHWEST LINE OF APN 525-1120-47-4 APPROXIMATELY 213 FEET TO THE MOST WESTERLY CORNER OF APN 525-1120-47-4; THENCE NORTHEASTERLY ALONG THE NORTHWEST BOUNDARY OF PARCEL MAP 1125 AND CONTINUING ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWEST BOUNDARY OF PARCEL MAP 1125 APPROXIMATELY 4,186 FEET TO THE MOST EASTERLY CORNER OF APN 525-782-5; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINES OF APN 525-782-4-4 APPROXIMATELY 185 FEET TO THE MOST NORTHERLY CORNER OF APN 525-782-4-4; THENCE SOUTHEASTERLY APPROXIMATELY 88 FEET ALONG THE NORTHEASTERLY LINE OF APN 525-782-4-4 AND APPROXIMATELY 273 FEET ALONG THE NORTHEASTERLY LINE OF APN 525-782-23 TO THE MOST NORTHWEST CORNER OF APN 525-782-1-2; THENCE ALONG THE SOUTHERLY LINE OF PASEO PADRE PARKWAY AS SHOWN ON TRACT 4275 AND TRACT 3716 APPROXIMATELY 1408 FEET TO THE NORTHEAST CORNER OF APN 525-785-27; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF TRACT 3716 APPROXIMATELY 35 FEET TO A POINT ON A WESTERLY PROLONGATION LINE OF THE NORTHERLY LINE OF APN 525-150-1-3; THENCE EASTERLY ALONG SAID PROLONGATION LINE AND ALONG THE NORTHERLY LINE OF APN 525-150-1-3, APN 525-150-1-2, AND APN 525-150-7 APPROXIMATELY 660 FEET TO THE MOST NORTHERLY CORNER OF APN 525-150-7; THENCE ALONG THE EASTERLY LINE OF APN 525-150-7, APN 525-165-13, APN 525-165-14, AND APN 525-195-9 APPROXIMATELY 2930 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF WASHINGTON BOULEVARD (94' WIDE); THENCE EASTERLY ALONG SAID PROLONGATION LINE AND THE NORTH LINE OF WASHINGTON BOULEVARD (94' WIDE) APPROXIMATELY 355 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF APN 525-345-1-2; THENCE SOUTHERLY ALONG SAID PROLONGATION LINE AND ALONG THE EAST LINE OF APN 525-345-1-2 APPROXIMATELY 875 FEET TO THE SOUTHEAST CORNER OF APN 525-345-1-2; THENCE EASTERLY ALONG THE NORTHERLY LINE OF APN 525-345-32-8 APPROXIMATELY 233 FEET TO THE NORTHEAST CORNER OF APN 525-345-32-8; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF APN 525-345-32-8, APN 525-336-2-3, AND APN 525-336-6-8 APPROXIMATELY 1356 FEET TO THE MOST EASTERLY CORNER OF APN 525-336-6-8; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF APN 525-336-6-8 APPROXIMATELY 626 FEET TO THE MOST NORTHERLY CORNER OF APN 525-336-7-14; THENCE SOUTHEASTERLY ALONG THE

NORTHEASTERLY LINE OF APN 525-336-7-14 AND APN 525-336-7-16 APPROXIMATELY 640 FEET TO THE MOST EASTERLY CORNER OF APN 525-336-7-16; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF APN 525-336-7-16 APPROXIMATELY 243 FEET TO THE MOST SOUTHERLY CORNER OF APN 525-336-7-16; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF OSGOOD ROAD (108' WIDE) APPROXIMATELY 45 FEET TO A POINT ON THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF APN 525-331-46; THENCE SOUTHWESTERLY ALONG SAID PROLONGATION LINE AND THE NORTH LINE OF APN 525-331-46 APPROXIMATELY 584 FEET TO THE MOST WESTERLY CORNER OF APN 525-331-46; THENCE NORTHWESTERLY APPROXIMATELY 93 FEET TO THE NORTHEAST CORNER OF APN 525-331-18; THENCE SOUTHWESTERLY APPROXIMATELY 140 FEET TO THE NORTHWEST CORNER OF APN 525-331-17; THENCE SOUTHEASTERLY APPROXIMATELY 95 FEET TO THE NORTHEAST CORNER OF APN 525-1643-99; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF BLACOW ROAD (100' WIDE) APPROXIMATELY 1430 FEET TO THE NORTHWEST CORNER OF APN 525-1646-23; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LAGUNA CREEK (50' WIDE AS SHOWN ON TRACT 1371) APPROXIMATELY 498 FEET TO THE POINT OF COMPOUND CURVATURE OF A 105 FEET RADIUS CURVE (SAID POINT BEING APPROXIMATELY 49.74 FEET ALONG A CURVE NORTH OF THE SOUTHWEST CORNER OF APN 525-1646-39-1); THENCE WESTERLY APPROXIMATELY 145 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF APN 525-1282-21-4 (SAID POINT BEING APPROXIMATELY 174 FEET NORTH OF THE SOUTHEAST CORNER OF APN 525-1282-21-4); THENCE NORTHERLY ALONG THE WESTERLY LINE OF FREMONT BOULEVARD (WIDTH VARIES) APPROXIMATELY 3137 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF IRVINGTON AVENUE (84' WIDE) AND THE WESTERLY LINE OF FREMONT BOULEVARD (104' WIDE) AND SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 473 ACRES MORE OR LESS.

END OF DESCRIPTION

PREPARED BY:

ROBERT CHAN
LICENSED LAND SURVEYOR NO. 5412
(EXP. 9/30/00)
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
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NOTE: REFERENCES CONTAINED IN THE ABOVE DESCRIPTION TO ASSESSOR'S PARCEL NUMBER (APN) ARE AS THE PARCELS WERE DELINEATED ON THE ASSESSOR'S MAPS AVAILABLE ON JULY 17, 1997.

Exhibit B-2a
Niles Original Area

Legal Description

Original Niles Redevelopment Project Area

BEGINNING at a point at the intersection of the easterly line of "H" Street (80' wide); thence easterly along the southerly line of Niles Boulevard crossing "I" Street and "J" Street and continuing along said southerly line to a point ±524.82' distant; thence leaving said southerly line and proceeding along a property line in a south-easterly, southerly then south-westerly direction to the intersection with the northerly line of Alameda Creek, being a distance of approximately 1,369'; thence north-easterly, northerly then north-westerly along the northerly line of Alameda Creek to a point of intersection with the south-easterly line of Old Canyon Road; thence proceed north-westerly along a line perpendicular to the northerly line of Niles Canyon Road; thence north-easterly along said northerly line to the point of intersection with the southerly line of the Southern Pacific Railroad right-of-way (100' wide) thence southerly along said right-of-way line and continuing on a prolongation of a line parallel to and 100' south of the northerly right-of-way line of the Southern Pacific Railroad to the point of intersection to the prolongation of the easterly line of "G" Street; thence southerly along said prolongation of "G" Street to the southerly line of the Southern Pacific Railroad right-of-way; thence easterly along said line to the intersection with the northerly line of Niles Boulevard; thence crossing at right angles to the northerly line of Niles Boulevard; thence easterly along said southerly line to the point of beginning.

Exhibit B-2b
Niles Added Area

DESCRIPTION
PROPOSED ADDED TERRITORY TO THE
NILES REDEVELOPMENT PROJECT AREA
FREMONT, CALIFORNIA

THE BOUNDARIES OF THE NILES REDEVELOPMENT PROJECT AREA AS DELINEATED ON MAP NO. _____ WITH THE SAME TITLE ARE IN ACCORDANCE WITH THE FOLLOWING DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF APN 507-310-8; SAID POINT BEING ON THE NORTH LINE OF SECOND STREET (80' WIDE); SAID POINT ALSO BEING ON THE EXISTING BOUNDARY OF THE NILES REDEVELOPMENT PROJECT AREA, THENCE WESTERLY ALONG THE NORTH LINE OF SECOND STREET (80' WIDE) APPROXIMATELY 2990 FEET TO THE INTERSECTION OF THE WEST LINE OF E STREET (60' WIDE) AND NORTH LINE OF SECOND STREET (80' WIDE); THENCE NORTHERLY ALONG THE WEST LINE OF E STREET (60' WIDE) APPROXIMATELY 130 FEET TO THE NORTHEAST CORNER OF APN 507-245-21-1; THENCE WESTERLY APPROXIMATELY 100 FEET TO THE NORTHWEST CORNER OF APN 507-245-22-2; THENCE NORTHERLY APPROXIMATELY 189 FEET TO THE NORTHWEST CORNER OF APN 507-245-19-2; THENCE EASTERLY ALONG THE SOUTH LINE OF NILES BOULEVARD (50' WIDE) APPROXIMATELY 112 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF APN 507-245-10; THENCE NORTHERLY ALONG SAID PROLONGATION LINE AND THE EAST LINE OF APN 507-245-10 APPROXIMATELY 167 FEET TO THE NORTHEAST CORNER OF APN 507-245-10; THEN EASTERLY ALONG THE SOUTH LINE OF APN 507-95-4 AND THE SOUTH LINE OF APN 507-250-21 APPROXIMATELY 461 FEET TO THE SOUTHEAST CORNER OF APN 507-250-21; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF APN 507-250-21 APPROXIMATELY 218 FEET TO THE NORTHEAST CORNER OF APN 507-250-21; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 2770 FEET TO THE MOST NORTHERLY CORNER OF APN 507-20-7-2; THENCE NORTHEASTERLY APPROXIMATELY 110 FEET TO THE MOST WESTERLY CORNER OF APN 507-792-24; THENCE EASTERLY ALONG THE NORTHERLY LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 3,014 FEET TO THE SOUTHWEST CORNER OF APN 507-85-21; THENCE NORTHERLY APPROXIMATELY 152 FEET TO THE NORTHWEST CORNER OF APN 507-85-20; THENCE EASTERLY ALONG THE NORTH LINES OF APN 507-85-20, APN 507-85-21, APN 507-85-3-2, AND APN 507-85-3-1 APPROXIMATELY 361 FEET TO THE NORTHEAST CORNER OF APN 507-85-3-1; THENCE NORTHERLY APPROXIMATELY 51 FEET TO THE NORTHWEST CORNER OF APN 507-85-22; THENCE EASTERLY APPROXIMATELY 348 FEET TO THE NORTHEAST CORNER OF APN 507-85-22; THENCE SOUTHERLY APPROXIMATELY 146 FEET TO THE SOUTHEAST CORNER OF APN 507-85-22; THENCE EASTERLY ALONG THE NORTH LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 430 FEET TO THE SOUTHWEST CORNER OF APN 507-85-9; THENCE NORTHERLY APPROXIMATELY 125 FEET TO THE NORTHWEST CORNER OF APN 507-85-9; THEN ALONG THE SOUTH LINE OF APN 507-85-8-4 APPROXIMATELY 650 FEET TO THE NORTHEAST CORNER OF APN 507-85-16; THENCE SOUTHERLY APPROXIMATELY 125 FEET TO THE SOUTHEAST CORNER OF APN 507-85-16; THENCE EASTERLY ALONG THE NORTHERLY LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 102 FEET TO THE SOUTHWEST CORNER OF APN 507-85-17; THENCE NORTHERLY APPROXIMATELY 200 FEET TO THE NORTHWEST CORNER OF APN 507-85-17; THENCE EASTERLY APPROXIMATELY 100 FEET TO THE NORTHEAST CORNER OF APN 507-85-17; THENCE SOUTHERLY APPROXIMATELY 200 FEET TO THE SOUTHWEST CORNER OF APN 507-70-1-10; THENCE ALONG THE NORTHERLY LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 590 FEET TO THE MOST WESTERLY CORNER OF APN 507-480-10-1, SAID POINT BEING ON THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY (100 FEET WIDE), SAID POINT ALSO BEING ON THE EXISTING BOUNDARY OF THE NILES REDEVELOPMENT PROJECT AREA, THENCE ALONG SAID EXISTING BOUNDARY THE FOLLOWING COURSES: SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND CONTINUING ON A PROLONGATION OF A LINE PARALLEL TO AND 100 FEET

SOUTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD TO THE POINT OF INTERSECTION TO THE PROLONGATION OF THE EASTERLY LINE OF "G" STREET; THENCE SOUTHERLY ALONG SAID PROLONGATION OF "G" STREET TO THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE EASTERLY ALONG SAID LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF NILES BOULEVARDS; THENCE CROSSING AT RIGHT ANGLES TO THE NORTHERLY LINE OF NILES BOULEVARD TO THE SOUTHERLY LINE OF NILES BOULEVARD, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF NILES BOULEVARD CROSSING "H" STREET, "I" STREET AND "J" STREET AND CONTINUING ALONG SAID SOUTHERLY LINE TO A POINT ±524.82 FEET DISTANT; THENCE LEAVING SAID SOUTHERLY LINE AND PROCEEDING ALONG A PROPERTY LINE IN THE SOUTHEASTERLY DIRECTION TO THE INTERSECTION WITH THE NORTH LINE OF SECOND STREET, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 70± ACRES, MORE OR LESS.

END OF DESCRIPTION

PREPARED BY:

ROBERT CHAN
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STATE OF CALIFORNIA

LICENSED SURVEYOR
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4-9-98
DATE

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Exhibit B-2c
Niles Entire Project Area

DESCRIPTION
NILES REDEVELOPMENT PROJECT AREA
FREMONT, CALIFORNIA

THE BOUNDARIES OF THE NILES REDEVELOPMENT PROJECT AREA AS DELINEATED ON MAP NO. ____ WITH THE SAME TITLE ARE IN ACCORDANCE WITH THE FOLLOWING LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF APN 507-310-8; SAID POINT ALSO BEING ON THE NORTH LINE OF SECOND STREET (80' WIDE); THENCE WESTERLY ALONG THE NORTH LINE OF SECOND STREET (80' WIDE) APPROXIMATELY 2990 FEET TO THE INTERSECTION OF THE WEST LINE OF E STREET (60' WIDE) AND NORTH LINE OF SECOND STREET (80' WIDE); THENCE NORTHERLY ALONG THE WEST LINE OF E STREET (60' WIDE) APPROXIMATELY 130 FEET TO THE NORTHEAST CORNER OF APN 507-245-21-1; THENCE WESTERLY APPROXIMATELY 100 FEET TO THE NORTHWEST CORNER OF APN 507-245-22-2; THENCE NORTHERLY APPROXIMATELY 189 FEET TO THE NORTHWEST CORNER OF APN 507-245-19-2; THENCE EASTERLY ALONG THE SOUTH LINE OF NILES BOULEVARD (50' WIDE) APPROXIMATELY 112 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF APN 507-245-10; THENCE NORTHERLY ALONG SAID PROLONGATION LINE AND THE EAST LINE OF APN 507-245-10 APPROXIMATELY 167 FEET TO THE NORTHEAST CORNER OF APN 507-245-10; THEN EASTERLY ALONG THE SOUTH LINE OF APN 507-95-4 AND THE SOUTH LINE OF APN 507-250-21 APPROXIMATELY 461 FEET TO THE SOUTHEAST CORNER OF APN 507-250-21; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF APN 507-250-21 APPROXIMATELY 218 FEET TO THE NORTHEAST CORNER OF APN 507-250-21; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 2770 FEET TO THE MOST NORTHERLY CORNER OF APN 507-20-7-2; THENCE NORTHEASTERLY APPROXIMATELY 110 FEET TO THE MOST WESTERLY CORNER OF APN 507-792-24; THENCE EASTERLY ALONG THE NORTHERLY LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 3,014 FEET TO THE SOUTHWEST CORNER OF APN 507-85-21; THENCE NORTHERLY APPROXIMATELY 152 FEET TO THE NORTHWEST CORNER OF APN 507-85-20; THENCE EASTERLY ALONG THE NORTH LINES OF APN 507-85-20, APN 507-85-21, APN 507-85-3-1, AND APN 507-85-3-2 APPROXIMATELY 361 FEET TO THE NORTHEAST CORNER OF APN 507-85-3-1; THENCE NORTHERLY APPROXIMATELY 51 FEET TO THE NORTHWEST CORNER OF APN 507-85-22; THENCE EASTERLY APPROXIMATELY 348 FEET TO THE NORTHEAST CORNER OF APN 507-85-22; THENCE SOUTHERLY APPROXIMATELY 146 FEET TO THE SOUTHEAST CORNER OF APN 507-85-22; THENCE EASTERLY ALONG THE NORTH LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 430 FEET TO THE SOUTHWEST CORNER OF APN 507-85-9; THENCE NORTHERLY APPROXIMATELY 125 FEET TO THE NORTHWEST CORNER OF APN 507-85-9; THEN ALONG THE SOUTH LINE OF APN 507-85-8-4 APPROXIMATELY 650 FEET TO THE NORTHEAST CORNER OF APN 507-85-16; THENCE SOUTHERLY APPROXIMATELY 125 FEET TO THE SOUTHEAST CORNER OF APN 507-85-16; THENCE EASTERLY ALONG THE NORTHERLY LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 102 FEET TO THE SOUTHWEST CORNER OF APN 507-85-17; THENCE NORTHERLY APPROXIMATELY 200 FEET TO THE NORTHWEST CORNER OF APN 507-85-17; THENCE EASTERLY APPROXIMATELY 100 FEET TO THE NORTHEAST CORNER OF APN 507-85-17; THENCE SOUTHERLY APPROXIMATELY 200 FEET TO THE SOUTHWEST CORNER OF APN 507-70-1-10; THENCE ALONG THE NORTHERLY LINE OF MISSION BOULEVARD (WIDTH VARIES) APPROXIMATELY 590 FEET TO THE MOST WESTERLY CORNER OF APN 507-480-10-1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF APN 507-480-10-1 APPROXIMATELY 1615 FEET TO THE MOST EASTERLY CORNER OF APN 507-480-10-1; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF APN 507-480-10-1 APPROXIMATELY 690 FEET TO A POINT ON A LINE PERPENDICULAR TO THE AFORESAID COURSE TO THE MOST NORTHERLY CORNER OF APN 507-645-1-2; THENCE ALONG SAID PERPENDICULAR LINE APPROXIMATELY 220 FEET TO THE MOST NORTHERLY CORNER OF APN 507-645-1-2; THENCE SOUTHEASTERLY, SOUTHERLY, NORTHWESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF APN 507-645-35-1

APPROXIMATELY 1142 FEET TO THE MOST WESTERLY CORNER OF APN 507-645-35-1; THENCE SOUTHWESTERLY APPROXIMATELY 105 FEET TO THE MOST NORTHERLY CORNER OF APN 507-645-17-1; THENCE ALONG THE WESTERLY LINE OF APN 507-645-17-1 APPROXIMATELY 244 FEET TO THE MOST SOUTHERLY CORNER OF APN 507-645-17-1; THENCE SOUTHWESTERLY APPROXIMATELY 278 FEET TO THE MOST SOUTHERLY CORNER OF APN 507-645-17-2; THENCE SOUTHERLY APPROXIMATELY 33 FEET TO THE SOUTHEAST CORNER OF APN 507-160-14-2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF APN 507-160-14-1 APPROXIMATELY 204 FEET TO THE MOST WESTERLY CORNER OF APN 507-160-14-1; THENCE SOUTHWESTERLY APPROXIMATELY 150 FEET TO THE MOST EASTERLY CORNER OF APN 507-170-1-3; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINES OF APN 507-170-1-3 AND APN 507-170-1--1 APPROXIMATELY 416 FEET TO THE MOST SOUTHERLY CORNER OF APN 507-170-1-1; THENCE NORTHERLY ALONG THE WEST LINE OF APN 507-170-1-1 APPROXIMATELY 69 FEET TO THE NORTHWEST CORNER OF APN 507-170-1-1; THENCE ALONG THE SOUTHERLY BOUNDARY OF TRACT 3703 APPROXIMATELY 628 FEET TO THE MOST SOUTHERLY CORNER OF APN 507-324-31; THENCE ALONG THE WESTERLY BOUNDARY OF TRACT 3703 AND THE NORTHERLY PROLONGATION OF SAID TRACT APPROXIMATELY 566 FEET TO THE NORTH LINE OF THIRD STREET (80 WIDE); THENCE EASTERLY ALONG THE NORTH LINE OF THIRD STREET APPROXIMATELY 133 FEET TO THE SOUTHEAST CORNER OF APN 507-315-10; THENCE NORTHERLY ALONG THE WEST LINES OF APN 507-324-29 AND APN 507-170-1-3 APPROXIMATELY 444 FEET TO SOUTHEAST CORNER OF APN 507-310-8 AND SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 138± ACRES, MORE OR LESS.

END OF DESCRIPTION

PREPARED BY:

ROBERT CHAN
LICENSED LAND SURVEYOR NO. 5412
(EXP. 9/30/00)
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
ROBERT CHAN
No. 5412
EXP. 9-30-00
STATE OF CALIFORNIA

DATE 7/22/97

**MACKAY & SOMPS**

5142 FRANKLIN DRIVE, SUITE B PLEASANTON, CA 94588-3355
(510) 225-0690

NOTE: REFERENCES CONTAINED IN THE ABOVE DESCRIPTION TO ASSESSOR'S PARCEL NUMBER (APN) ARE AS THE PARCELS WERE DELINEATED ON THE ASSESSOR'S MAPS AVAILABLE ON JULY 18, 1997.

6/12/96
Rev. 6/28/96
Rev. 10/9/96
B.C.

# DESCRIPTION
# CENTERVILLE REDEVELOPMENT PROJECT AREA
# FREMONT, CALIFORNIA

The boundaries of the Centerville Redevelopment project area as delineated on Map No. ____ with the same title are in accordance with the following legal description:

Beginning at the point of intersection of the northerly line of Fremont Boulevard with the westerly line of Alder Avenue, thence southwesterly along said westerly line approximately 390 feet to the intersection of the westerly prolongation of the northerly line of Tract 2333, thence southeasterly along said northerly line approximately 1132 feet to the easterly line of Tract 2221, thence southeasterly along said easterly line and its prolongation approximately 767 feet to the southerly line of Oak Street, thence easterly along said southerly line approximately 300 feet to the intersection with the easterly line of Thornton Avenue, thence northerly along said easterly line approximately 570 feet to the southerly line of Maple Street, thence easterly along said southerly line approximately 830 feet, to the westerly line of Hansen Avenue, thence southerly along said westerly line approximately 3260 feet to the intersection of the westerly prolongation of the southerly line of APN 501-551-42 (Lands of Alameda County Flood Control), thence easterly along said southerly line and its prolongation approximately 1380 feet to the easterly line of Central Avenue, thence northerly along said easterly line approximately 1000 feet to the southerly line of APN 501-704-69, thence easterly along said southerly line approximately 413 feet to the westerly line of Tract 2382, thence northerly along said westerly line and the westerly line of Tract 2244 approximately 1530 feet to the southerly line of Tract 1944, thence westerly and northerly along the general southerly and westerly lines of said Tract 1944 and it prolongation thereof approximately 600 feet to the northerly line of Argyle Road, thence northwesterly along said northerly line approximately 100 feet to the southeast line of APN 501-731-43-1, thence northerly along said southeast line approximately 73 feet to the southwest line of APN 501-730-22-2, thence southeasterly along said southwest line and its prolongation thereof, approximately 780 feet to the northwest line of Tract 5353, thence northerly along said northwest line approximately 540 feet to the southerly line of Fremont Boulevard, thence southeasterly along said southerly line approximately 1670 feet to the westerly line of Eggers Drive, thence southerly along said westerly line approximately 570 feet to the intersection of the northwesterly prolongation of the northeast line of Tract 2035, thence along said prolongation and the general northeasterly and southeasterly lines of said Tract 2035 approximately 1005 feet to the northeast line of Tract 2361, thence easterly along said northeast line approximately 630 feet to the northwest line of Tract 5886, thence northerly and easterly along the general northwesterly and northeasterly lines of said Tract 5886 approximately 470 feet to the southerly line of Bell Street, thence easterly along said southerly line approximately 320 feet to the intersection of the southwesterly prolongation of the southeasterly line of APN 501-930-50, thence northerly along said southeasterly line and its prolongation approximately 200 feet to the general southerly line of APN 501-930-2-6 (Alameda County Flood Control), thence along the general southerly and easterly line of said Lands of Flood Control and it prolongation thereof, approximately 365 feet to the northerly line of Fremont Boulevard, thence westerly along said northerly line approximately 4700 feet to the easterly line of Parish Avenue, thence northerly along said easterly line approximately 850 feet to the southerly line of APN 501-1470-9, thence easterly along said southerly line and it prolongation thereof, approximately 580 feet to the westerly line of Tract 2447, thence northerly along said westerly line and its prolongation thereof, approximately 250 feet to the northerly line of Peralta Boulevard, thence westerly along said northerly line approximately 40 feet to the easterly line of Sequoia Road, thence northerly

along said easterly line and its prolongation thereof, approximately 620 feet to the southerly line of APN 501-1310-9-2 (City of Fremont), thence along the general southerly and easterly lines of said Lands of the City and its prolongation thereof approximately 1050 feet to the northerly line of Paseo Padre Parkway, thence westerly along said northerly line approximately 360 feet to the intersection with the westerly line of Sequoia Road, thence southerly along said westerly line approximately 850 feet to the northerly line of the Central Pacific Railroad, thence westerly along said northerly line approximately 1280 feet to the easterly line of APN 501-1474-15-3 (City of Fremont), thence northerly and Northerly along the general easterly and northerly lines of said Lands of the City approximately 560 feet to the northerly line of APN 501-1426-16-6, thence westerly along said northerly line approximately 110 feet to the easterly line of Bonde Way, thence northerly approximately 80 feet to the intersection of the westerly line of Bonde Way with the northerly line of Post Street, thence along said northerly line of Post Street approximately 1040 feet to the easterly line of Thornton Avenue, thence northeasterly along said easterly line approximately 270 feet to the intersection of the easterly prolongation of the northeast line of APN 501-1425-34, thence westerly along the prolongation and said northeast line approximately 350 feet to the southeast line of Tract 3735, thence southwesterly along the general southeasterly line of said Tract 3735 approximately 540 feet to the general southerly line of Tract 3736, thence southwesterly along the general southerly lines of the said Tract 3736 approximately 645 feet to the northwest line of APN 501-1809-68, thence southwesterly along said northwest line approximately 170 feet to the northerly line of Fremont Boulevard, thence westerly along said northerly line approximately 610 feet to the intersection with the westerly line of Alder Avenue, said intersection being the point of beginning.

Containing approximately 302 acres more or less.

END OF DESCRIPTION

PREPARED BY:

LICENSED LAND SURVEYOR
ROBERT CHAN
No. 5412
EXP 9-30-00
STATE OF CALIFORNIA

10/9/96
DATE

ROBERT CHAN
LICENSED LAND SURVEYOR NO. 5412
(EXP. 9/30/00)
STATE OF CALIFORNIA

**MACKAY & SOMPS**
*5142 FRANKLIN DRIVE, SUITE B PLEASANTON, CA 94588-3355*
*(510) 225-0690*

NOTE: references contained in the above description to assessor's parcel numbers (APN) are as the parcels were delineated on the assessor's maps available on June 12, 1996.

Exhibit B-4
Industrial Project Area

PROJECT AREA
FREMONT INDUSTRIAL REDEVELOPMENT PROJECT

ALL THAT CERTAIN AREA SITUATE IN THE CITY OF FREMONT, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT MARKING THE INTERSECTION OF THE CENTERLINE OF BOYCE ROAD WITH THE CENTERLINE OF STEWART AVENUE, THENCE FROM SAID POINT OF BEGINNING NORTHEASTERLY ALONG SAID CENTERLINE OF STEWART AVENUE AND THE NORTHEASTERLY PROLONGATION THEREOF, NORTH 33°08'02" EAST 3871.69 FEET TO A POINT ON THE GENERAL WESTERLY LINE OF NIMITZ FREEWAW; THENCE ALONG SAID GENERAL WESTERLY LINE THE FOLLOWING COURSES:

SOUTH 43°43'42" EAST 4307.45 FEET,
SOUTH 38°57'17" EAST 331.00 FEET,

ALONG A TANGENT 660.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°28'15" FOR AN ARC DISTANCE OF 558.34 FEET TO A POINT OF COMPOUNT CURVATURE; ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°10'59" FOR AN ARC DISTANCE OF 480.71 FEET; SOUTH 58°41'57" WEST 421.45 FEET, SOUTH 61°48'08" EAST 154.38 FEET, FROM A TANGENT BEARNING NORTH 43°38'43" WEST ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 107°11'43" FOR AN ARC DISTANCE OF 37.42 FEET, NOTH 63°33'00" EAST 43.07 FEET, NORTH 70°13'49" EAST 411.27 FEET, ALONG A TANGENT 360.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°42'49" FOR AN ARC DISTANCE OF 211.83 FEET, SOUTH 76°03'22" EAST 732.18 FEET, ALONG A TANGENT 660.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°33'41" FOR AN ARC DISTANCE OF 225.33 FEET TO THE NORTHWESTERLY TERMINUS OF THE STRIP OF LAND CONVEYED TO PG&E BY DEED RECORDED IN BOOK 7455 OF OFFICIAL RECORDS AT PAGE 279 ALAMEDA COUNTY RECORDS; THENCE ALONG THE NORTHWESTERLY LINE THEREOF, SOUTH 65°44'16" WEST 19.97 FEET; THENCE ALONG THE SOUTHWESTERLY LINE THEREOF, SOUTH 43°43'42" EAST 644.35 FEET; THENCE ALONG A TANGENT 20140.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°26'43" FOR AN ARC DISTANCE OF 508.03 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE TANGENT TO THE LAST NAMED CURVE SOUTH 45°10'25" EAST 696.10 FEET TO THE NORTHERNMOST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED BY CHRISTY CONCRETE PRODUCTS, INC. TO THE STATE OF CALIFORNIA RECORDED DECEMBER 30, 1982 UNDER SERIES NO. 80-93849 ALAMEDA COUNTY RECORDS; THENCE ALONG THE GENERAL SOUTHWESTERLY LINE THEREOF THE FOLLOWING COURSES:

SOUTH 38°31'09" EAST 172.62 FEET
SOUTH 38°56'52" EAST 553.26 FEET,
SOUTH 06°30'50" EAST 192.09 FEET AND
SOUTH 45°10'25" EAST 3.96 FEET

TO THE NORTHWESTERLY CORNER OF PARCEL 1 AS DESCRIBED IN THE DEED BY ONE MARKET STREET PROPERTIES, INC. TO THE STATE OF CALIFORNIA RECORDED DECEMBER 30, 1982 UNDER SERIES NO. 82-199452, ALAMEDA COUNTY RECORDS; THENCE ALONG THE GENRAL SOUTHWESTERLY LINE OF PARCEL 1 AND PARCEL 2 AS MENTIONED IN SAID DEED THE FOLLOWING COURSES:

SOUTH 45°10'25" EAST 334.79 FEET
SOUTH 77°47'49" WEST 29.80 FEET,
SOUTH 45°10'25" EAST 1166.06 FEET,
NORTH 77°47'49" EAST 29.80 FEET,
SOUTH 45°10'25" EAST 547.63 FEET,

ALONG A TANGENT 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH CENTRAL ANGLE OF 107°35'45" FOR AN ARC DISTANCE 93.90 FEET TO THE POINT OF REVERSE CURVATURE, ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°41'56" FOR AN ARC DISTANCE OF 309.62 FEET, SOUTH 26°16'36" EAST 233.57 FEET, NORTH 89°02'13" EAST 57.74 FEET, SOUTH 29°02'13" WEST 65.19 FEET, ALONG A TANGENT 400.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°04'37" FOR AN ARC DISTANCE OF 286.77 FEET, SOUTH 24°30'49" EAST 38.58 FEET NORTH 73°26'19" EAST 191.52 FEET, NORTH 77°17'23" EAST 112.35 FEET NORTH 73°38'15" EAST 64.53 FEET, NORTH 16°25'23" EAST 29.84 FEET FROM A TANGENT BEARING SOUTH 73°34'37" EAST ALONG A 112.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°29'35" FOR AN ARC DISTANCE OF 43.97 FEET, NORTH 83°55'48" EAST 129.23 FEET, NORTH 78°13'07" EAST 44.07 FEET, ALONG A TANGENT 192.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°44'06" FOR AN ARC DISTANCE OF 39.32 FEET, SOUTH 23°30'59" EAST 45.27 FEET, SOUTH 10°30'06" EAST 228.11 FEET, NORTH 79°29'54" EAST 19.50 FEET, NORTH 00°54'21" WEST 97.94 FEET, ALONG A TANGENT 95.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 102°00'17" FOR AN ARC DISTANCE OF 169.00 FEET TO A POINT OF COMPOUND CURVATURE, ALONG A 360.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°54'10" FOR AN ARC DISTANCE OF 187.89 FEET, SOUTH 48°59'41" EAST 223.26 FEET, SOUTH 45°10'25" EAST 2370.66 FEET, SOUTH 40°13'31" EAST 336.18 FEET, SOUTH 45°10'25" EAST 253.18 FEET, SOUTH 40°43'34" EAST 272.84 FEET, ALONG A TANGENT 150.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 107°33'54" FOR AN ARC DISTANCE OF 281.60 FEET TO A POINT THE NORTHWESTERLY LINE OF WARREN AVENUE (31.50 FEET WIDE), ALONG SAID NORTHWESTERLY LINE AND ALONG SAID GENERAL WESTERLY LINE OF THE NIMITZ FREEWAY, SOUTH 66°50'20" WEST 59.00 FEET, AT RIGHT ANGLES, SOUTH 23°09'40" EAST 43.01 FEET,

SOUTH 28°15'19" EAST 42.16 FEET SOUTH 32°26'30" EAST 83.86 FEET TO A POINT OF CUSP, FROM A TANGENT BEARING NORTH 24°29'57" WEST ALONG A 120.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 109°13'18" FOR AN ARC DISTANCE OF 228.75 FEET, NORTH 84°43'21" EAST 68.18 FEET, ALONG A TANGENT 98.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°23'59" FOR AN ARC DISTANCE OF 99.89 FEET, SOUTH 36°52'40" EAST 373.90 FEET, FROM A TANGENT BEARING SOUTH 12°49'40" WEST ALONG A 1000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°45'47" FOR AN ARC DISTANCE OF 554.37 FEET, SOUTH 18°56'07" EAST 163.73 FEET, ALONG A TANGENT 30.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 70°20'58" FOR AN ARC DISTANCE OF 36.83 FEET TO A POINT OF CUSP,

SOUTH 38°36'57" EAST 159.45 FEET,
SOUTH 25°17'31" EAST 33.21 FEET,
SOUTH 32°53'42" EAST 84.74 FEET,
SOUTH 43°28'49" EAST 232.60 FEET,

ALONG A TANGENT 1518.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°55'11" FOR AN ARC DISTANCE OF 289.31 FEET,

NORTH 66°49'40" EAST 3.36 FEET,
SOUTH 23°42'31" EAST 112.96 FEET,
SOUTH 21°35'28" EAST 535.00 FEET,
SOUTH 22°29'27" EAST 700.38 FEET,
SOUTH 20°36'32" EAST 6457.39 FEET,

FROM A TANGENT BEARING SOUTH 16°04'15" EAST ALONG A 4947.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°49'51" FOR AN ARC DISTANCE OF 676.13 FEET TO A POINT OF COMPOUND CURVATURE, ALONG A 347.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°59'28" FOR AN ARC DISTANCE OF 145.30 FEET, SOUTH 15°45'04" WEST 85.78 FEET, ALONG A TANGENT 1241.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°53'34" FOR AN ARC DISTANCE OF 149.29 FEET, AND SOUTH 08°51'30" WEST 476.79 FEET TO THE INTERSECTION OF SAID GENERAL WESTERLY LINE OF NIMITZ FREEWAY WITH THE LINE DIVIDING ALAMEDA COUNTY AND SANTA CLARA COUNTY;

THENCE ALONG SAID DIVIDING LINE, SOUTH 58°36'30" WEST 262.54 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY LINE OF DIXON LANDING ROAD AS DESCRIBED IN BOOK 545 OF DEEDS AT PAGE 564, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE NORTH 70°14'54" WEST 290.53 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 72°29'54" WEST 239.99 FEET; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 68°30'06" WEST 50.90 FEET TO THE CENTERLINE OF COYOTE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES:

NORTH 63°44'01" WEST 26.30 FEET,
NORTH 59°05'35" WEST 362.26 FEET,
NORTH 17°47'13" WEST 393.57 FEET,
NORTH 23°30'46" WEST 138.63 FEET,
NORTH 57°01'08" WEST 143.52 FEET,
SOUTH 82°10'53" WEST 164.47 FEET,
SOUTH 61°47'42" WEST 165.95 FEET,
SOUTH 53°45'27" WEST 314.29 FEET,
SOUTH 48°46'31" WEST 149.89 FEET,
SOUTH 42°49'13" WEST 223.54 FEET,
SOUTH 55°39'38" WEST 171.05 FEET,
SOUTH 72°58'49" WEST 138.23 FEET,
NORTH 71°20'48" WEST 86.70 FEET,
NORTH 28°38'42" WEST 93.93 FEET,
NORTH 02°49'37" EAST 234.49 FEET,
NORTH 18°00'00" EAST 159.23 FEET,
NORTH 28°34'37" EAST 317.02 FEET,
NORTH 10°23'07" EAST 184.83 FEET,
NORTH 00°40'04" EAST 179.15 FEET,
NORTH 02°33'11" WEST 262.49 FEET,
NORTH 12°33'21" EAST 176.03 FEET,
NORTH 20°24'53" EAST 268.07 FEET,
NORTH 19°23'16" WEST 100.48 FEET,
NORTH 65°56'08"WEST 79.93 FEET,
NORTH 88°33'37" WEST 348.54 FEET,
SOUTH 88°47'40" WEST 173.77 FEET,
NORTH 68°25'01" WEST 207.69 FEET,
NORTH 39°52'33" WEST 149.65 FEET,
NORTH 03°25'08" WEST 238.69 FEET
NORTH 09°18'14" WEST 104.21 FEET,
NORTH 36°09'33" WEST 154.25 FEET,
NORTH 75°53'08" WEST 207.47 FEET,
SOUTH 83°27'15" WEST 396.27 FEET,
NORTH 73°01'21" WEST 449.69 FEET,
NORTH 38°07'45" WEST 408.52 FEET,
NORTH 12°49'33" WEST 418.82 FEET,
NORTH 25°45'52" WEST 56.77 FEET,
NORTH 32°03'53" WEST 56.01 FEET,
NORTH 55°27'14" WEST 348.82 FEET,
SOUTH 89°26'12" WEST 405.36 FEET,
NORTH 72°44'38" WEST 177.40 FEET,
NORTH 50°24'49" WEST 149.97 FEET,
NORTH 21°30'45" WEST 230.25 FEET,
NORTH 01°37'08" EAST 210.71 FEET,
NORTH 14°58'27" EAST 427.03 FEET,
NORTH 15°05'23" WEST 298.34 FEET,

NORTH 38°47'45" WEST 126.62 FEET,
NORTH 59°42'36" WEST 128.26 FEET,
NORTH 86°23'54" WEST 164.56 FEET,
SOUTH 56°53'43" WEST 289.72 FEET,
SOUTH 25°08'05" WEST 419.44 FEET,

THENCE LEAVING SAID CENTERLINE OF COYOTE CREEK, NORTH 83°16'20" WEST 205.38 FEET TO A U.S. DEPARTMENT OF INTERIOR MONUMENT STAMPED "STA. 30" SET ON A DIKE;

THENCE ALONG SAID DIKE THE FOLLOWING COURSES: NORTH 83°16'20" WEST 261.26 FEET; NORTH 65°20'26" WEST 72.06 FEET TO A U.S. DEPARTMENT OF INTERIOR MONUMENT STAMPED "STA. 121", SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF PARCEL "A" AS DESCRIBED IN THE DEED BY ALPHA HEATH ROGERS TO NEIL L. ROGERS, JR., ALPHA MAE BEAMER, AND BRUCE HEATH ROGERS RECORDED JULY 11, 1968 ON REEL 2215, IMAGE 883, ALAMEDA COUNTY RECORDS;

THENCE CONTINUING ALONG SAID DIKE:

NORTH 33°22'56" WEST 171.73 FEET,
NORTH 04°02'31" EAST 90.90 FEET,
NORTH 20°42'49" EAST 59.64 FEET,
NORTH 32°32'54" EAST 282.63 FEET,
NORTH 26°33'24" EAST 447.60 FEET,
NORTH 01°51'04" EAST 52.19 FEET,
NORTH 18°54'12" EAST 102.55 FEET,
NORTH 03°26'00" WEST 248.24 FEET,
NORTH 11°48'01" EAST 110.17 FEET,

TO A DEPARTMENT OF INTERIOR MONUMENT STAMPED "STA. 122"; THENCE CONTINUING ALONG SAID DIKE:

NORTH 63°12'20" WEST 143.25 FEET,
NORTH 36°45'04" WEST 307.07 FEET,
NORTH 57°13'28" WEST 188.75 FEET,
NORTH 75°47'31" WEST 164.87 FEET,
SOUTH 80°57'38" WEST 63.51 FEET,
SOUTH 58°57'45" WEST 217.07 FEET,

TO A U.S. DEPARTMENT OF INTERIOR MONUMENT STAMPED "STA. 33" ON THE SECTION LINE BETWEEN SECTION 26 AND 27, TOWNSHIP 5 SOUTH, RANGE WEST, MOUNT DIABLO MERIDIAN;

THENCE ALONG SAID DIKE, NORTH 01°03'35" EAST 28.49 FEET TO THE GENERAL EASTERLY LINE OF PARCEL A-15 AS SAID PARCEL IS DESCRIBED BY THE PATENT

FROM THE STATE OF CALIFORNIA ON REEL 2119 IMAGE 325 ALAMEDA COUNTY RECORDS;

THENCE ALONG SAID GENERAL EASTERLY LINE THE FOLLOWING COURSES:

SOUTH 59°34'35" WEST 105.05 FEET,
SOUTH 69°05'35" WEST 94.24 FEET,
SOUTH 73°54'35" WEST 152.29 FEET,
NORTH 88°34'25" WEST 137.84 FEET,
NORTH 65°53'25" WEST 104.59 FEET,
NORTH 68°44'25" WEST 91.29 FEET,
NORTH 46°57'25" WEST 101.84 FEET,
NORTH 05°41'25" WEST 98.29 FEET,
NORTH 12°51'35" EAST 177.50 FEET,
NORTH 05°44'35" EAST 94.83 FEET,
NORTH 00°46'35" EAST 160.84 FEET,
NORTH 20°23'25" WEST 174.99 FEET,
NORTH 39°04'25" WEST 72.42 FEET,
NORTH 00°51'25" WEST 81.20 FEET,
NORTH 37°19'35" EAST 66.13 FEET,
NORTH 55°11'35" EAST 34.45 FEET,
NORTH 80°33'35" EAST 37.10 FEET,
NORTH 47°10'35" EAST 103.39 FEET,
NORTH 32°45'35" EAST 213.09 FEET,
NORTH 18°46'35" EAST 53.76 FEET,
NORTH 38°49'35" EAST 55.77 FEET,
NORTH 12°46'35" EAST 73.42 FEET,
NORTH 16°46'25" WEST 79.65 FEET,
NORTH 45°54'25" WEST 123.89 FEET,
NORTH 10°00'25" WEST 141.54 FEET,
NORTH 16°35'35" EAST 74.60 FEET,
NORTH 52°03'35" EAST 167.69 FEET,
NORTH 75°05'35" EAST 277.88 FEET,
SOUTH 82°00'25" EAST 120.84 FEET,
NORTH 77°33'35" EAST 46.10 FEET,
NORTH 01°55'05" EAST 101.68 FEET,
NORTH 14°27'35" EAST 384.08 FEET,
NORTH 61°50'35" EAST 148.29 FEET,
SOUTH 86°03'25" EAST 277.48 FEET,

TO THE INTERSECTION OF SAID GENERAL EASTERLY LINE OF PARCEL A-15 WITH THE GENERAL EASTERLY LINE OF PARCEL N AS SAID PARCEL IS DESCRIBED IN THE DEED BY LESLIE SALT CO. TO THE STATE OF CALIFORNIA RECORDED ON REEL 2119, IMAGE 305, ALAMEDA COUNTY RECORDS; THENCE ALONG SAID LAST MENTIONED LINE THE FOLLOWING COURSES:

SOUTH 44°38'25" EAST 108.43 FEET,
NORTH 66°36'53" EAST 76.40 FEET,
NORTH 47°03'36" EAST 98.40 FEET,
NORTH 59°41'20" EAST 225.90 FEET,
NORTH 09°34'43" EAST 162.30 FEET,

TO THE GENERAL NORTHERLY LINE OF SAID PARCEL N; THENCE ALONG SAID GENERAL NORTHERLY LINE:

SOUTH 88°56'21" WEST 54.00 FEET,
SOUTH 01°26'39" EAST 119.00 FEET,
SOUTH 38°20'00" WEST 54.80 FEET,
SOUTH 59°51'55" WEST 237.00 FEET,
SOUTH 48°30'13" WEST 69.40 FEET,
NORTH 87°23'51" WEST 44.10 FEET,
NORTH 31°39'39" WEST 70.50 FEET,
NORTH 58°25'52" WEST 97.40 FEET,
NORTH 81°46'14" WEST 244.50 FEET,
SOUTH 77°23'59" WEST 87.10 FEET,
SOUTH 48°36'16" WEST 53.47 FEET,

TO THE INTERSECTION THEREOF WITH THE GENERAL EASTERLY LINE OF THE STRIP OF LAND DESIGNATED AS PARCEL 1 IN THE DEED OF EDWIN N. WOODS ET UX AND FREDRICK N. WOODS ET UX TO THE ALAMEDA COUNTY FLOOD CONTROL AND WATERN CONSERVATION DISTRICT RECORDED DECEMBER 6, 1955 IN BOOK 7924 IF IFFUCUAK RECIRDSM OAGE 275 ALAMEDA COUNTY RECORDS; THENCE ALONG SAID GENERAL EASTERLY LINE, SOUTH 15°13'10" EAST 89.57 FEET TO THE SOUTHERLY TERMINUS OF SAID STRIP OF LAND; THENCE ALONG SAID SOUTHERLY TERMINUS, SOUTH 74°46'50" WEST 133.99 FEET TO THE GENERAL WESTERLY LINE OF SAID STRIP; THENCE ALONG SAID GENERAL WESTERLY LINE THE FOLLOWING COURSES: NORTH 15°13'10" WEST 387.36 FEET, ALONG A TANGENT 292.98 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°38'04" FOR AN ARC DISTANCE OF 335.62 FEET, TANGENT TO THE LAST NAMED CURVE, NORTH 50°24'54" EAST 983.00 FEET, ALONG A TANGENT 206.99 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°10'01" FOR AN ARC DISTANCE OF 276.50 FEET TO A RADIAL LINE OF SAID CURVE WHICH BEARS, SOUTH 73°10'42" WEST; THENCE ON THE PROLONGATION OF SAID RADIAL, SOUTH 73°10'42" WEST 52.00 FEET; THENCE ALONG A 884.95 FOOT CURVE TO THE RIGHT CONCENTRIC WITH THE LAST NAMED CURVE THROUGH A CENTRAL ANGLE OF 06°53'06" FOR AN ARC DISTANCE OF 106.34 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHWESTERLY LINE OF PARCEL 1 AS SAID PARCEL IS DESCRIBED IN THE DEED BY LESLIE SALT COMPAN TO CUSHING ROAD INVESTORS RECORDED MARCH 11, 1983 UNDER SERIES NO. 83-39849 ALAMEDA COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF PARCEL 2 AS DESCRIBED IN SAID DEED, NORTH 66°09'54" WEST 1026.75

FEET TO THE WESTERNMOST CORNER OF SAID PARCEL 2; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LINE OF PARCEL 3 AS DESCRIBED IN SAID DEED, AND ALONG THE SOUTHERLY LINE OF PARCEL 3 AND THE SOUTHERLY LINE OF PARCEL 4 AS DESCRIBED IN SAID DEED, SOUTH 87°02'20" WEST 1347.21 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERLY LINE OF CUSHING ROAD (60.00 FEET WIDE); THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 39°44'25" WEST 84.04 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG THE SOUTHERLY LINE OF CUSHING ROAD AND ITS NORTHWESTERLY PROLONGATION NORTH 88°23'29" WEST 1549.27 FEET TO A POINT ON THE LINE WITH A BEARING OF NORTH 00°50'18" EAST AND DISTANCE OF 1980.73 FEET AS SHOWN ON RECORD OF SURVEY NO. 551 FILED IN BOOK 10 OF RECORD OF SURVEYS AT PAGES 25 THROUGH 85 ALAMEDA COUNTY RECORDS, SAID LINE BEING SHOWN ON BOOK 11 OF RECORD SURVEYS AT PAGE 61 AND MORE PARTICULARLY REFERRED TO AS "QUIET TITLE LINE 2860 OF 1 PARCEL 8"; THENCE ALONG SAID LINE, SOUTH 00°50'18" WEST 1861.71 FEET TO THE SOUTHERLY TERMINUS OF SAID LINE DESIGNATED AS POINT NO. 2601 ON SAID SURVEY; THENCE ALONG THE LINES SHOWN ON SAID SURVEY THE FOLLOWING COURSES:

SOUTH 00°01'37" EAST 1.00 FEET TO POINT NO. 4581, NORTH 89°32'39" WEST 1304.34 FEET TO POINT NO. 4493, SOUTH 01°25'30" WEST 662.05 FEET TO POINT NO. 4494, NORTH 88°51'50" WEST 1283.99 FEET TO POINT NO. 4496, AND SOUTH 84°50'09" WEST 87.75 FEET TO POINT NO. 4418, SAID POINT BEING ON THE NORTHEASTERLY LINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY'S 100.00 FOOT RIGHT-OF-WAY; THENCE ALONG SAID NORTHEASTERLY LINE FROM A TANGENT BEARING NORTH 21°06'59" WEST ALONG A 2877.83 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°00'46" FOR AN ARC DISTANCE OF 904.74 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, TANGENT TO THE LAST NAMED CURVE, NORTH 39°07'45" WEST 6084.97 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO DAVID G. ROBBINS AND JOSEPHINE ROBBINS BY TRUSTEE'S DEED RECORDED OCTOBER 7, 1976 ON REEL 4555, IMAGE 564 (76-169801) ALAMEDA COUNTY RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 54°02'51" EAST 2334.76 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND ITS NORTHEASTERLY PROLONGATION NORTH 40°37'21" EAST 148.41 FEET;

THENCE ALONG A LINE PARALLEL WITH THE ABOVE REFERRED TO CENTERLINE OF BOYCE ROAD, NORTH 45°45'44" WEST 2581.05 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED BY OAKLAND TITLE INSURANCE AND GUARANTY CO. TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED DECEMBER 27, 1928 IN BOOK 1990 OF OFFICIAL RECORDS AT PAGE 426, ALAMEDA COUNTY RECORDS;

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 24°25'46" EAST 119.82 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND ITS NORTHEASTERLY PROLONGATION NORTH 50°38'16" EAST 1174.23 FEET TO THE INTERSECTION THEREOF WITH THE ABOVE REFERRED TO CENTERLINE OF BOYCE ROAD;

THENCE ALONG SAID CENTERLINE, NORTH 45°45'44" WEST 1109.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 3000 ACRES MORE OR LESS.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATES SYSTEM, ZONE 3. MULTIPLY THE ABOVE DISTANCES BY 1.00006 TO OBTAIN GROUND LEVEL DISTANCES.

Prepared by the firm of
MACKAY & SOMPS
Union City, California

EXHIBIT C

LAND USE MAPS
OF MERGED PROJECT AREA

C-1 Irvington

C-2 Niles

C-3 Centerville

C-4 Industrial

EXHIBIT C-1
IRVINGTON LAND USE MAP

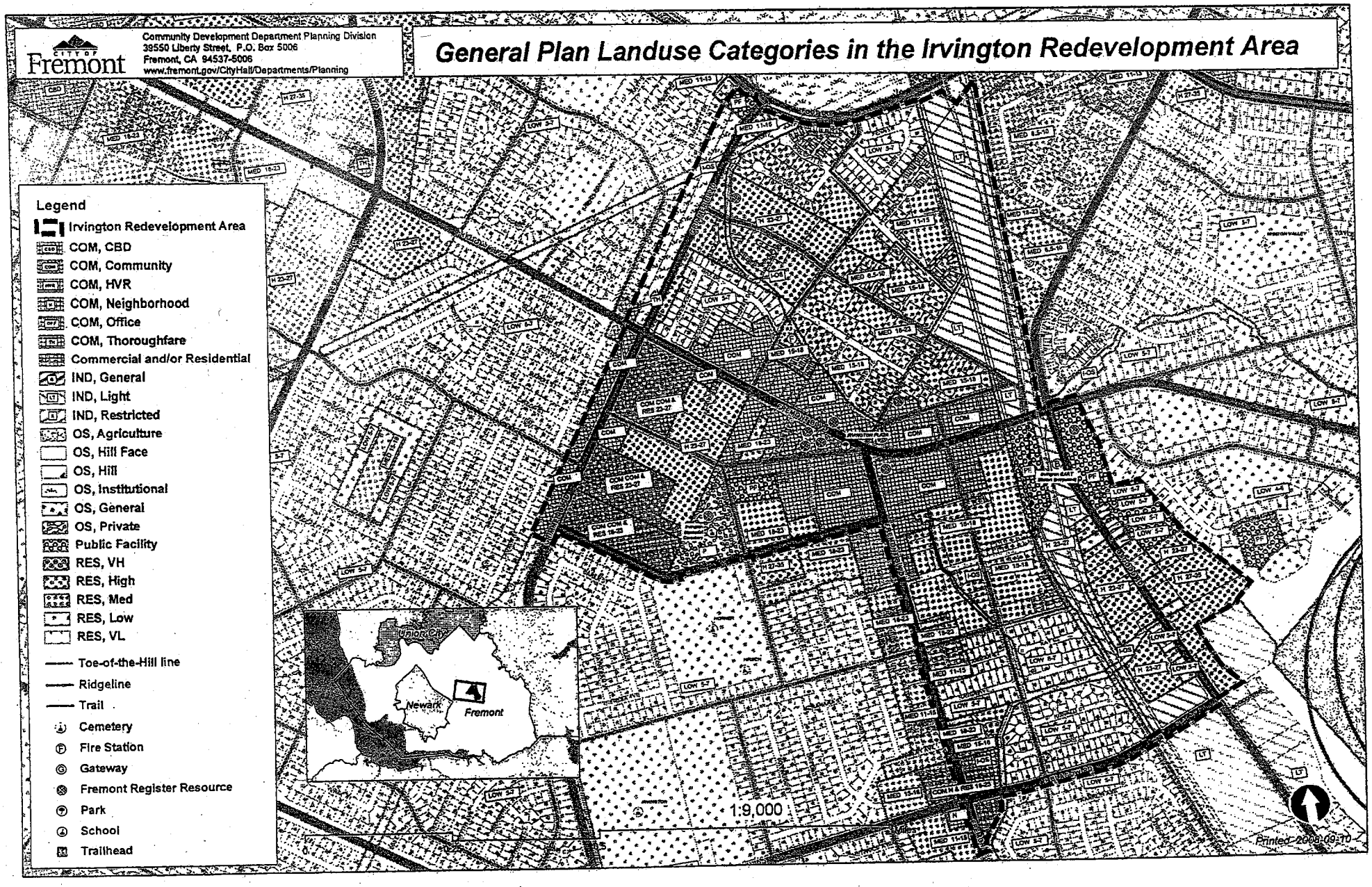


EXHIBIT C-2
NILES LAND USE MAP

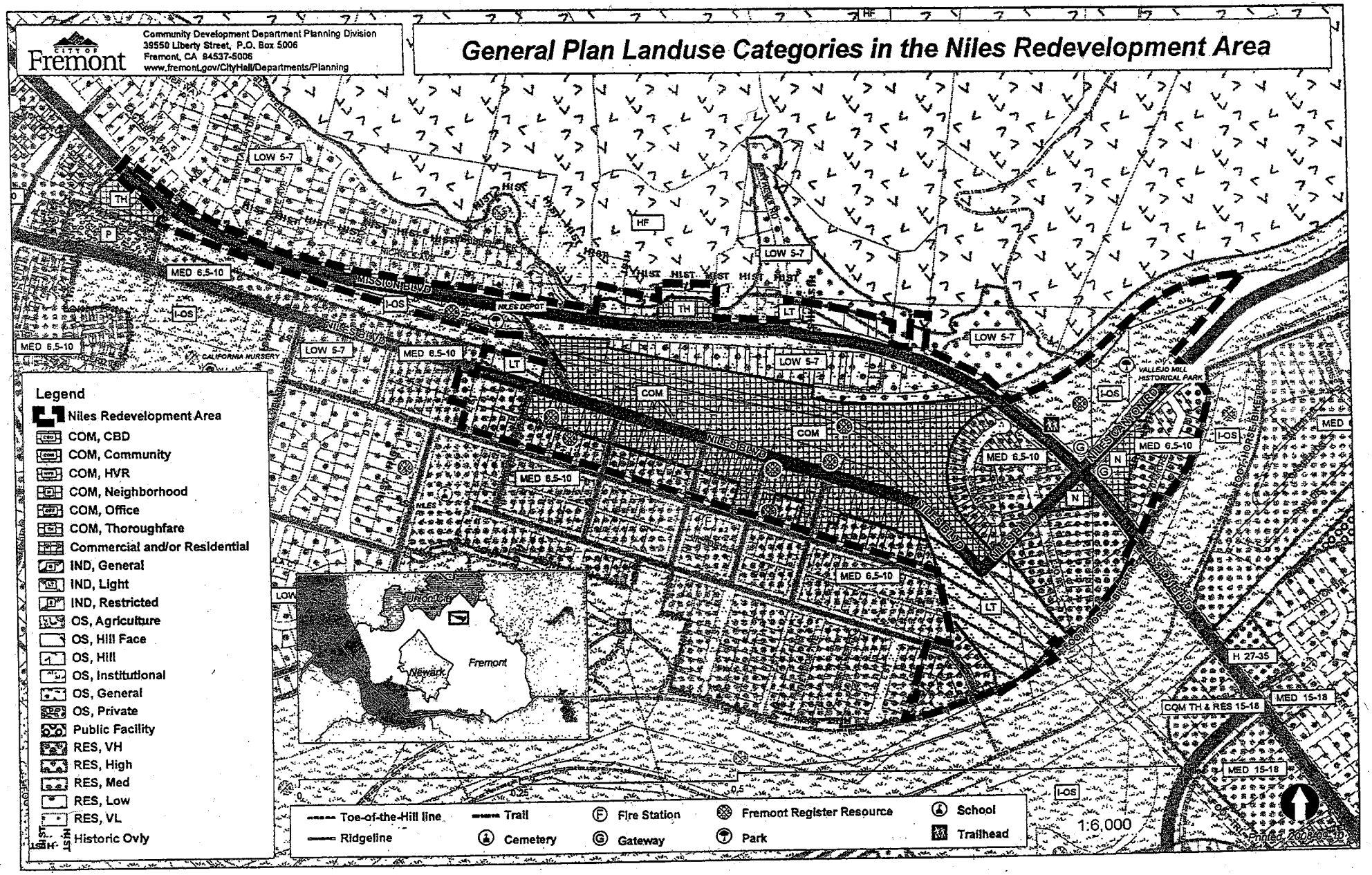


EXHIBIT C-3
CENTERVILLE LAND USE MAP

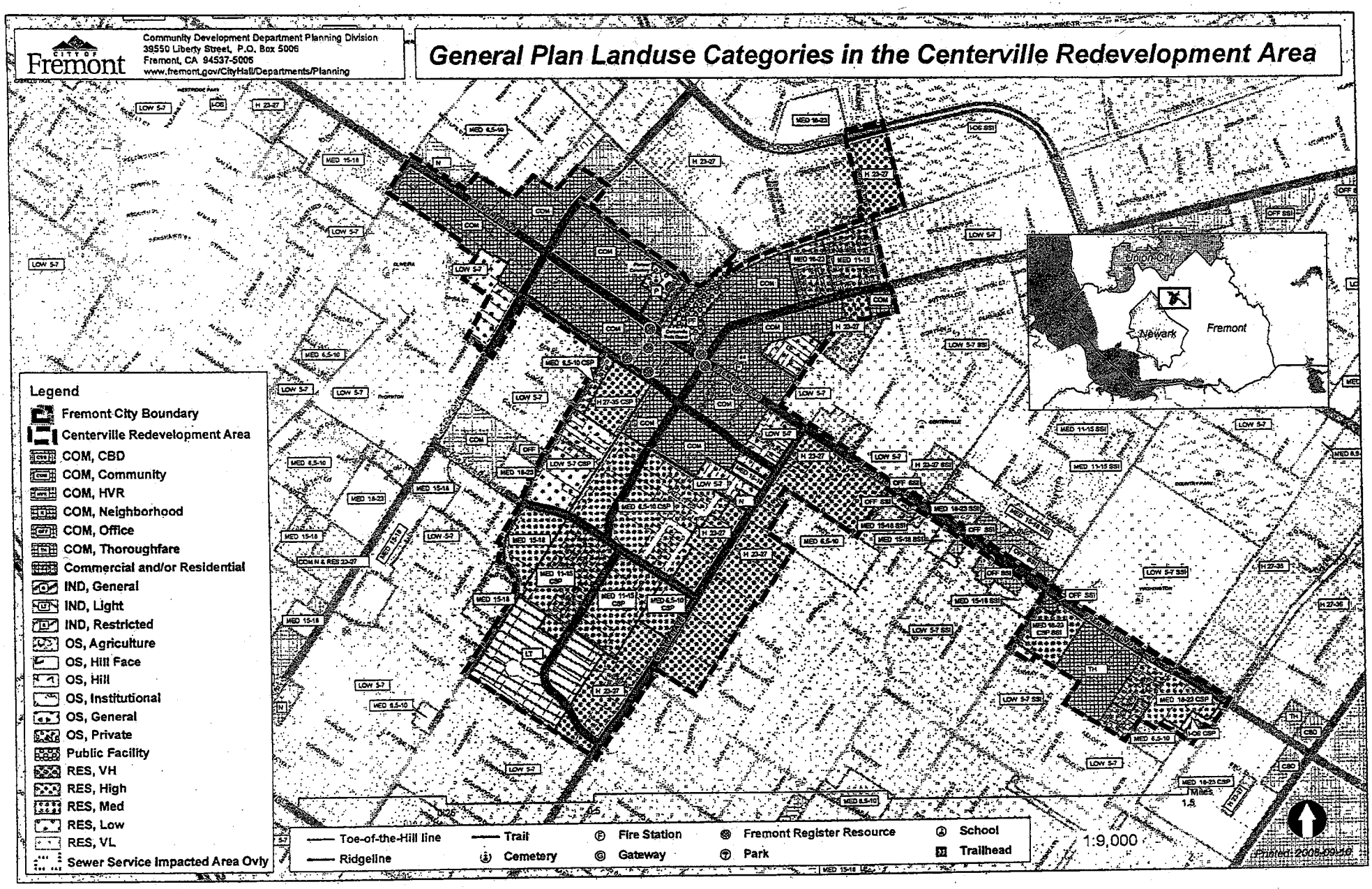
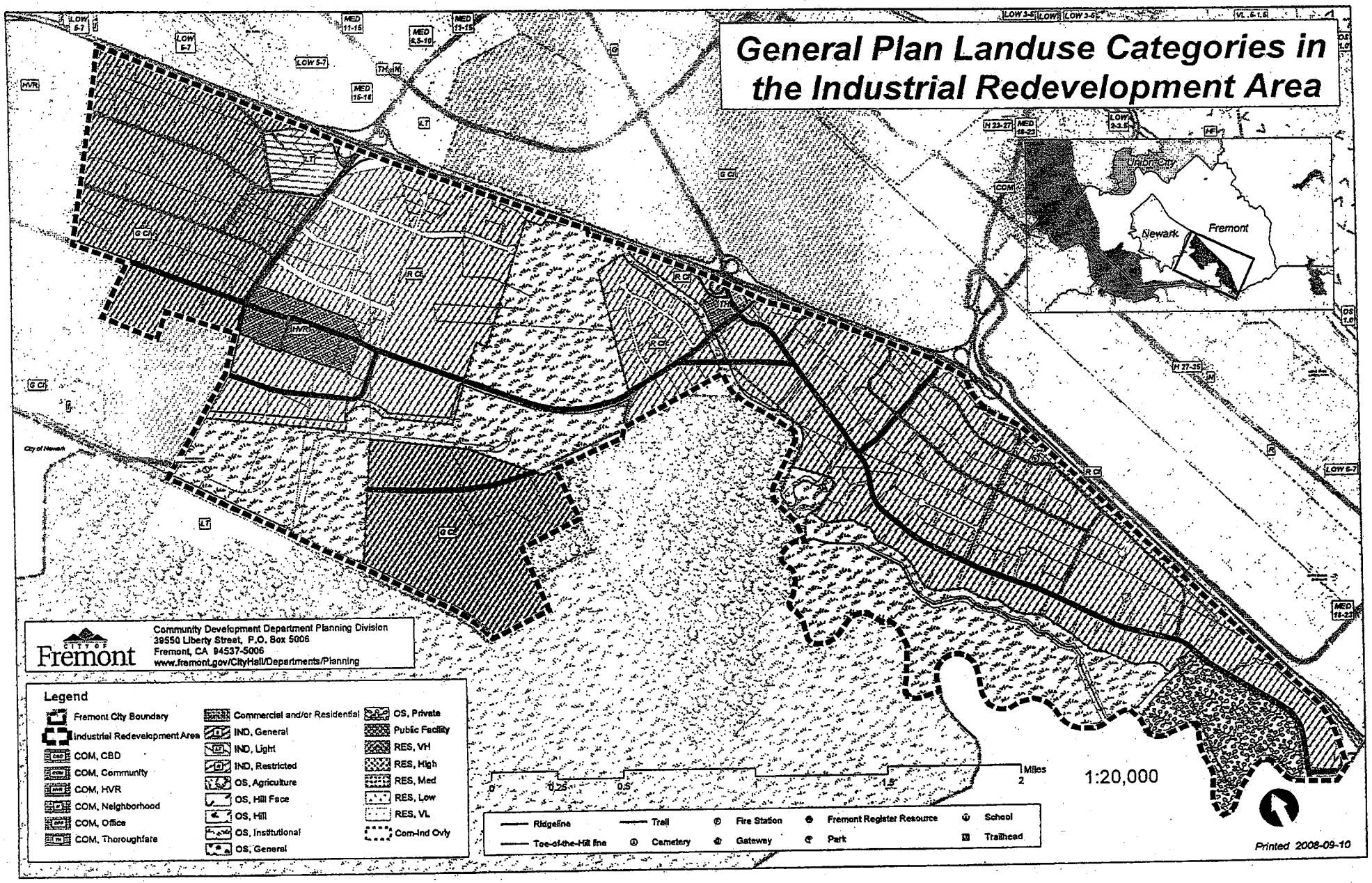


EXHIBIT C-4
INDUSTRIAL AREA LAND USE MAP



# EXHIBIT D

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# PROPOSED PROGRAMS AND PROJECTS FOR MERGED PROJECT AREA

## Part I: Projects That Are Fully Funded But Not Completed

This category consists of Agency-assisted programs and projects that, as of the date of adoption of this Consolidated Plan, have received all anticipated Agency funding, but for which all physical improvements activities have not yet been completed.

| No. | Project Name | Project Location | Project Description |
|---|---|---|---|
| **REGIONAL TRANSPORTATION** | | | |
| 1 | **Freeway Interchange Improvements** | | |
| A | I-880 / Dixon Landing Road Interchange | Interstate -880/ Dixon Landing Rd | Funding for improving the interchange by adding lanes to Interstate-880 between Dixon Landing Rd and Route 237/I-880 interchange in Milpitas |
| B | I-880 / Mission Blvd Interchange | Interstate-880/ Mission Blvd and Kato Rd. | Funding for widening of Mission Boulevard underpass, rebuilding on and off ramps between Mission Boulevard and Kato Road, and extending Warren Ave over Interstate-880 |
| 2 | **Transit and Railway Improvements** | | |
| A | Washington Grade Separation | Washington Blvd and Paseo Padre Parkway | Funding for construction of an overpass on Washington Boulevard and an underpass on Paseo Padre Parkway to separate vehicular and pedestrian traffic from railroad crossings. |
| **IRVINGTON** | | | |
| 3 | **Economic Development & Property Acquisition/Redevelopment** | | |
| A | Bay Street Streetscape & Public Parking | Bay St, Trimboli and Papazian St | Funding for design and construction of a public parking lot on Bay St, as well as streetscape improvemts along Bay, Trimboli and Papazian St |
| 5 | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Osgood Road Median Improvements | Osgood Rd. | Funding for design and construction of median improvements on Osgood Road |
| **CENTERVILLE** | | | |
| 3 | **Economic Development & Property Acquisition/Redevelopment** | | |
| A | Centerville Unified Site | Fremont Blvd/ Thornton Ave. | Funding of acquisition, tenant relocation, demolition and site clearance in order to facilitate private development of a mixed-use project |
| 5 | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Street and Sidewalk Improvements on Hansen Ave, Baine Ave and Joseph St | Hansen Ave, Baine Ave and Joseph St | Funding for design and construction of street and sidewalk improvements on Hansen, Baine and Joseph St |
| **NILES** | | | |
| 5 | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Niles Town Plaza (UP Site Redvelopment - Phase I) | Niles Blvd., former UP site | Funding for site acquisition and remediation, and ultimate design and construction of a public plaza in the heart of the Niles district |
| B | Sidewalk & Street Improvements: I , J and G Streets | I , J and G Streets | Funding for sidewalk and street improvements including curb cuts, gutters, sidewalks, tree grates, and decorative lighting. |

| | | | |
|---|---|---|---|
| C | Fire Station #2 | Niles Blvd / G St. | Funding of additional costs associated with land acquisition, design and construction of the new fire station site |

## Part II: Projects To Be Fully Funded Prior To $400 Million Cap

This category consists of Agency-assisted programs and projects that, as of the date of adoption of this Consolidated Plan, are expected to receive all anticipated Agency funding prior to the date that the $400 million prior cap on receipt of tax increment revenue from the Industrial Project Area portion of the Merged Project Area (which cap is being increased by this Consolidated Plan) would have been reached.

| No. | Project Name | Project Location | Project Description |
|---|---|---|---|
| **IRVINGTON** | | | |
| **5** | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Greenbelt Gateway along Grimmer Blvd. | Grimmer Blvd. | Funding for development of a pedestrian/bicycle access way along Grimmer Boulevard Greenbelt Gateway to implement a connection between the Irvington commercial district and Fremont's Central Park |
| **CENTERVILLE** | | | |
| **5** | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Bill Ball Plaza Improvements | Bill Ball Plaza; area surrounding Centerville Depot | Funding to facilitate integrating the Bill Ball Plaza into surrounding commercial areas; enhancing features and amenities of the area surrounding the Centerville Depot |
| **NILES** | | | |
| **5** | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Sidewalk & Street Improvements: H Street | H St. | Funding for sidewalk and street improvements including curb cuts, gutters, sidewalks, tree grates, and decorative lighting. |
| B | Niles Blvd Roadway Improvements | Niles Blvd. | Roadway improvements along Niles Blvd. |

## Part III. Projects To Be Fully Funded After $400 Million Cap

This category consists of Agency-assisted programs and projects that, as of the date of adoption of this Consolidated Plan, are expected to receive all anticipated Agency funding only after the date that the $400 million prior cap on receipt tax increment revenue from the Industrial Project Area portion of the Merged Project Area (which cap is being increased by this Consolidated Plan) would have been reached.

| No. | Project Name | Project Location | Project Description |
|---|---|---|---|
| **REGIONAL TRANSPORTATION** | | | |
| **2** | **Transit and Railway Improvements** | | |
| A | Rail Station and Multi-Modal Transit Facility | Automall @ UPRR | Provide station for rail service to the area including multimodal transit facility and surrounding parking |
| B | Irvington BART Station | Washington/Osgood Rd | Funding for design and construction of Irvington BART Station |
| C | Regional Transit Stations & Connections | Bonde/Fremont Blvd | Assist in the construction of stations and connectors to local, regional and national transportation systems (e.g. 2nd platform @ Centerville Depot) |
| D | Grade Crossing Improvements | Areawide | Improve grade crossings as necessary |
| **IRVINGTON** | | | |
| **3** | **Economic Development & Property Acquisition/Redevelopment** | | |
| A | Property Acquisition | Areawide | Acquire properties to stimulate private development for future redevelopment/economic development opportunities |
| B | Monument Center Redevelopment | Fremont Blvd/Bay St | Facilitate private sector redevelopment of the site |
| C | Selected Bay Street Properties Redevelopment | Bay St (between Fremont and Chapel Way) | Redevelop a portion of Bay St properties (approx. 1 acre) for future mixed uses |
| D | Selected Main Street Properties Redevelopment | Main St (b/w Railroad and Union St) | Redevelop a portion of Main St properties (approx. 1 acre) for future residential and mixed uses |
| E | Irvington Concept Plan Implementation | N/A | Implement projects in Irvington at various locations, consistent w/Irvington Concept Plan |
| F | Public & Private Parking Facilities | N/A | Develop municipal and private parking projects to increase parking opportunities in the subarea |
| **4** | **Building Rehabilitation, Façade Improvement and Historic Preservation** | | |
| A | Historic Building Assessment | N/A | Identify and prepare initial assessments for potentially significant historic buildings and prepare a list of character defining features related to the historic district in order to streamline and guide future development |
| B | Façade Improvements and Commercial Rehabilitation | N/A | Implement a program to encourage façade improvement, building restoration and rehabilitation of properties targeting key areas within the subarea |
| **5** | **Public Infrastructure, Facilities & Landscaping** | | |

| | | | |
|---|---|---|---|
| A | Circulation & Traffic Operation Improvements | Grimmer Blvd (between Fremont and Paseo Padre), Blacow @ Osgood undercrossing, Fremont & Washington, Chapel and Bay St intersections, Grimmer & Davis St intersections, Irvington & Trimboli | Provide new street impvts including paving, curbs, gutters, sidewalks, lighting, trees and landscaping as appropriate throughout the subrea; undertake street and intersection improvements to enhance traffic circulation, reduce pedestrian/vehicle conflicts, and achieve safer and more consistent street widths as appropriate throughout the subarea; implement traffic calming projects at various locations throughout Irvington |

## CENTERVILLE

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|---|---|---|---|
| **3** | **Economic Development & Property Acquisition/Redevelopment** | | |
| A | Property Acquisition | Areawide | Acquire properties to stimulate private development for future redevelopment/economic development opportunities |
| B | Redevelopment of Peralta Gas Station Site | Peralta Blvd | Facilitate private sector redevelopment of the site |
| C | Re-use of former Fire Station 6 Site | Former Fire Station 6 | Facilitate rehabilitation of the former Fire Station 6 site for future adaptive re-use |
| D | Centerville Specific Plan Implementation | N/A | Implement projects in Centerville, consistent w/Centerville Specific Plan |
| E | Public & Private Parking Facilities | N/A | Provide increased municipal parking resources in the central area through property acquisition and development of parking facilities |
| **4** | **Building Rehabilitation, Façade Improvement and Historic Preservation** | | |
| A | Historic Building Assessment | N/A | Identify and prepare initial assessments for potentially significant historic buildings and prepare a list of character defining features related to the historic district in order to streamline and guide future development |
| B | Façade Improvements and Commercial Rehabilitation | N/A | Implement a program to encourage façade improvement, building restoration and rehabilitation of properties targeting key areas within the subarea |
| **5** | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Circulation & Traffic Operation Improvements | N/A | Provide circulation improvements, including traffic control devices (signals and improved signals controls, etc.), turning lanes, etc., with special emphasis on major arterials; implement traffic calming programs at various locations throughout the subarea |
| B | Re-use of Dusterberry/Peralta Site | Peralta/Dusterberry | Funding for a potential new recreational or a community gathering space opportunity |

## NILES

| | | | |
|---|---|---|---|
| **3** | **Economic Development & Property Acquisition/Redevelopment** | | |
| A | Property Acquisition | Areawide | Acquire properties to stimulate private development for future redevelopment/economic development opportunities |
| B | Redevelopment of Henkel Site | Henkel Site | Facilitate private sector redevelopment of the site |
| C | Tourist/Visitor Attraction Program (Inc. Historic Train) | N/A | Develop Niles as a tourist/visitor-serving location, including the following: creation of a marketing plan to help tourists/visitors; development of a program to attract restaurants and other retail; development/support and implementation of an events program |
| D | Redevelopment & Parking Lot Improvements of the U.P. Site (Phase 2) | UP Site (Phase 2 portion) | Redevelop site with a future, primarily retail, mix of uses |
| E | Niles Concept Plan Implementation | N/A | Implement projects in Niles at various locations, consistent with Niles Concept Plan |

| | | | |
|---|---|---|---|
| F | Public & Private Parking Facilities | N/A | Provide increased municipal parking resources in the central area through property acquisition and development of parking facilities |
| **4** | **Building Rehabilitation, Façade Improvement and Historic Preservation** | | |
| A | Historic Building Assessment | N/A | Identify and prepare initial assessments for potentially significant historic buildings and prepare a list of character defining features related to the historic district in order to streamline and guide future development |
| B | Façade and Commercial Rehabilitation | N/A | Implement a program to encourage façade improvement, building restoration and rehabilitation of properties targeting key areas within the subarea |
| **5** | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Circulation and Traffic Operation Improvements | N/A | Encourage street and intersection improvements, enhance traffic circulation, reduce pedestrian/vehicle conflicts, and achieve safer and more consistent street widths as appropriate throughout the subarearea; implement traffic calming programs throughout Niles |
| B | Alley Improvements | N/A | Work with private owners to rehabilitate the alleys (i.e. Iron Horse Lane between 2nd St and Niles Blvd) |
| C | Niles Pedestrian Accessway | N/A | Land acquisition, site clean-up, Americans with Disabilities Act (ADA) improvements and construction of a pedestrian accessway between the railroad tracks and the Niles Town Plaza |
| D | Vallejo Mills Park ( Reconstruction of a mill) | Vallejo Mills Park | Funding for reconstruction of a historic mill in Vallejo Mills Park |

## INDUSTRIAL AREA

| | | | |
|---|---|---|---|
| **3** | **Economic Development & Property Acquisition/Redevelopment** | | |
| A | Business & Learning Center | Pacific Commons district | Facilitate construction of a Business and Learning Center to provide advanced technology, life-long learning facilities and/or business/learning resources |
| **4** | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Widen Fremont Blvd. (Between Cushing & Warren) | Fremont Blvd (b/w Cushing and Warren) | Facilitate widening of Fremont Blvd between Cushing Ave and Warren Ave |

## ALL AREAS

| | | | |
|---|---|---|---|
| **3** | **Economic Development & Property Acquisition/Redevelopment** | | |
| A | Entertainment & Cultural Venues to Support the Commercial Districts | N/A | Encourage development of entertainment and cultural venues (i.e. Irvington Depot restoration, Historic winery rehab, etc) in the Merged Project Area |
| B | Opportunities for Economic Development and Visioning | N/A | Facilitate development of commercial enhancement options and economic development opportunities throughout the Merged Project Area |
| **4** | **Building Rehabilitation, Façade Improvement and Historic Preservation** | | |
| A | Seismic Retrofit & Safety Upgrades | N/A | Funding for implementing a program to correct building safety problems throughout the Merged Project Area, including assistance for upgrading older structures to meet current earthquake and safety codes |
| B | Graffiti Abatement | N/A | Focused graffiti abatement activities in the Merged Project Area |
| **5** | **Public Infrastructure, Facilities & Landscaping** | | |
| A | Fremont Blvd. Streetscape Improvements | N/A | Focused streetscape and landscaping improvements along various sections of Fremont Blvd, which run through central commercial districts in the Merged Project Area |
| B | Streetscape Improvements & Signage | Main St, etc | Funding for design, right of way and construction costs of streetscape and sidewalk improvements throughout the historic districts, as well as district-specific signage enhancements |
| C | Utility Undergrounding | N/A | Facilitate utility undergrounding where appropriate |

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|---|---|---|---|
| D | Storm Drain, Sewer & Water Improvements (i.e. Regional Stormwater Treatment Facility,etc) | N/A | Implement, as appropriate, storm drainage, sewer, and water system improvements including upgrading of water mains, laterals and fire hydrants |
| E | Future Capital Projects of Regional Benefit | N/A | Facilitate projects of regional benefit (i.e. Roberts Ave Creek restoration), including the enhancement of recreational amenities ( i.e. Quarry Lakes, Alameda Creek Trail, Public Access to Vargas Plateau from the Niles Canyon) |
| **6** | **Hazardous Materials Clean-up** | | |
| A | Hazardous Materials Clean-Up | N/A | Provide hazardous materials clean-up assistance in those cases where it has been determined that it is infeasible for the private sector to accomplish it in a timely manner |

| | | | |
|---|---|---|---|
| **7** | **Affordable Housing Development*** | | |
| A | New Construction | Areawide/Citywide | Financial and technical assistance to produce new affordable housing units |
| B | First Time Homebuyer's Program | Areawide/Citywide | Loans for downpayment assistance to increase ownership opportunities for Fremont first time homebuyers |
| C | Home Improvement Loan Program | Areawide/Citywide | Funding for low interest loans to assist home owners in improving their homes and to prevent neighborhood deterioration and arrest blight |
| D | Apartment Acquisition and Rehabilitation | Areawide/Citywide | Funding for acquisition and/or improvement loans at reduced interest rates to secure affordable rents over a minimum 55 year term and to prevent neighborhood deterioration and to arrest blight |
| E | Preservation of Affordable Housing | Areawide/Citywide | Providing technical assistance and securing necessary financial resources so that affordable housing units do not convert to tmarket rate after their restricted affordability term expires |

| | | | |
|---|---|---|---|
| **8** | **Contingency** | | |
| A | Contingency Funds | N/A | Funding for unanticipated project contingencies |
| | | | |
| **9** | **Administration** | | |
| A | Administration & Staffing Expenses | N/A | Funding for staff expenditures |

*Redevelopment Agency's Affordable Housing Development is guided by the Five Point Program, adopted in 1998, which invests 20% Housing Funds deposits in five distinct programs (items A-E above) to meet the City's overall goals to produce, enhance and preserve affordable housing. During the effectiveness period of the proposed Plan Amendment, Agecy's appropriations and investments will continue to be guided by the Five Point Program and therefore ongoing efforts to enhance the City's affordable housing supply are not being categorized by the three funding distinctions applied to the non-housing projects ( "Projects that already have been fully funded but not completed", "Projects that will be fully funded prior to reaching the $400 M cap", and "Projects that will be fully funded after the $400 M cap").

# Appendix F:

# Relationship Between Proposed Projects and Blight to be Alleviated

## Introduction

This Appendix F augments the information and analysis set forth in Chapter III, Section D regarding the direct relationship between the projects and activities comprising the Merged Redevelopment Program and the remaining blighting conditions in the Merged Project Area that were documented in Chapter II.

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| *Regional Transit and Transportation* | | | |
| Irvington BART Station | Irvington | *Will make Irvington more of a destination for shoppers, diners, and users of other services, thus increasing foot traffic through the historic downtown, increasing demand for local businesses, decreasing business vacancies, and increasing lease rates.<br>*Will bring public transit to an underserved area.<br>*Will encourage the private sector to reinvest in the area, promoting higher density, mixed use, transit-oriented development, including the provision of transit-accessible affordable housing. | *Unsafe/unhealthy buildings<br>*Economically distressed buildings<br>*Inadequate public improvements |
| Rail Station & Multimodal Transit Facility | Industrial | *Will bring public transit to an underserved area, thus increasing accessibility and promoting commercial activities and development. | *Underutilization<br>*Inadequate public improvements |
| Regional Transit Stations & Connections | Centerville | *Will improve the functionality of the Centerville Depot, thus increasing foot traffic through historic downtown Centerville, increasing demand for local businesses, decreasing business vacancies, and increasing lease rates.<br>*Will bring more useful public transit to the area.<br>*Will encourage the private sector to reinvest in the area, promoting higher density, mixed use, transit-oriented development, including the provision of transit-accessible affordable housing. | *Unsafe/unhealthy buildings<br>*Economically distressed buildings<br>*Inadequate public improvements |
| Grade Crossing Improvements | All Areas | *Will reduce conflicts between railroads and other land uses.<br>*Will eliminate irregular lots next to railroad tracks and grade crossings.<br>*Will improve circulation, relieve traffic congestion, and improve pedestrian safety in commercial areas. | *Incompatible uses<br>*Irregular lots<br>*Inadequate public improvements |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| *Economic Development & Property Acquisition/Redevelopment* | | | |
| Retail Marketing, Business Recruitment and Business Development | Historic Areas | *Will reduce business vacancies through efforts to match appropriate businesses with available spaces, and will increase lease rates through efforts to make local businesses more robust.<br>*Will encourage the private sector to reinvest in the commercial areas. | *Unsafe and unhealthy buildings<br>*Economically distressed buildings |
| Development Opportunities/ Commercial Revitalization | Historic Areas | *Will improve the physical and economic condition of the Historic Areas through creative planning and investment in key projects.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Irregular lots<br>*Economically distressed buildings<br>*High crime rate |
| Conceptual Planning Assistance to Property Owners of Key Sites | Historic Areas | *Will improve the physical and economic condition of the Historic Areas through creative planning and investment in key projects.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Irregular lots<br>*Economically distressed buildings<br>*High crime rate |
| UP Phase II Redevelopment | Niles | *Will construct a carefully planned development to take the place of a lot that has been vacant partially because of its proximity to the railroad line.<br>*Will remove soil contaminated by railroad storage and use.<br>*Will encourage the private sector to reinvest in the site and the surrounding property. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Impaired property values due to hazardous wastes<br>*Economically distressed buildings |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| Opportunities for Economic Development and Visioning | Historic Areas | *Will improve the physical and economic condition of the Historic Areas through creative planning and investment in key projects.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Irregular lots<br>*Economically distressed buildings<br>*Lack of neighborhood commercial facilities<br>*High crime rate |
| Concept Plan/Specific Plan Implementation | Historic Areas | *Will improve the physical and economic condition of the Historic Areas through careful planning and implementation.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Irregular lots<br>*Economically distressed buildings<br>*Lack of neighborhood commercial facilities<br>*High crime rate |
| Property Acquisition | Historic Areas | *Will allow the Agency to improve specific properties that suffer from a variety of deficiencies (though no specific properties have been singled out so far).<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Irregular lots<br>*Impaired property values due to hazardous wastes<br>*Economically distressed buildings<br>*Lack of neighborhood commercial facilities<br>*High crime rate |
| Public & Private Parking Facilities | Historic Areas | *Will make buildings more functional by providing additional parking for properties that are underparked by current standards.<br>*Will reduce business vacancies and raise lease rates by making the commercial areas more walkable and functional.<br>*Will encourage the private sector to invest in the area. | *Conditions that hinder building use<br>*Economically distressed buildings |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| Monument Center Redevelopment | Irvington | *Will rehabilitate and modernize an increasingly obsolete commercial strip.<br>*Will revitalize a shopping center that currently has several vacancies.<br>*Will encourage the private sector to reinvest in the site and the surrounding property. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Economically distressed buildings |
| Bay Street Properties Redevelopment | Irvington | *Will improve a street on which several buildings are unsafe and unhealthy.<br>*Will help rectify the mismatch between zoning and land use that currently exists on that street.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots on Bay Street and surrounding streets. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Irregular lots<br>*Economically distressed buildings |
| Main Street Properties Redevelopment | Irvington | *Will improve a street on which several buildings are unsafe and unhealthy.<br>*Will facilitate efforts to ameliorate incompatible uses and utilize irregular lots on that street.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots on Main Street and surrounding streets. | *Unsafe and unhealthy buildings<br>*Incompatible uses<br>*Irregular lots<br>*Economically distressed buildings |
| Peralta Gas Station Site Redevelopment | Centerville | *Will address redevelopment challenges that arise from former gas station and LUFT site.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots surrounding the site. | *Unsafe and unhealthy buildings<br>*Impaired property values due to hazardous wastes<br>*Economically distressed buildings |
| Fire Station 6 Site Re-use | Centerville | *Will allow the viable re-use of a building with a single-use design (obsolete fire station) that is currently vacant.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots surrounding the site. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Economically distressed buildings |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| Henkel Site Redevelopment | Niles | *Will eliminate the presence of a building that is unsafe and unhealthy, obsolete, abandoned and vacant, a hazardous materials site, and a magnet for crime.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots surrounding the site. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Impaired property values due to hazardous wastes<br>*Economically distressed buildings<br>*High crime rate |
| Tourist/Visitor Attraction Program | Niles | *Will reduce business vacancies and raise lease rates due to the increase of tourists and thus potential customers to the area.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots to take advange of the increased demand. | *Unsafe and unhealthy buildings<br>*Economically distressed buildings<br>*Lack of neighborhood commercial facilities |
| Entertainment & Cultural Venues to Support the Commercial Districts | Historic Areas | *Will rehabilitate deteriorated older buildings.<br>*Will make obsolete, single-use buildings viable for adaptive reuse.<br>*Will reduce business vacancies and raise lease rates due to the increasing attractiveness of the area.<br>*Will encourage the private sector to reinvest in the area. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Economically distressed buildings |
| Business and Learning Center | Industrial | *Will create a resource to ensure a skilled, sizable local workforce and keep the region competitive. | *Economic blight |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| *Building Rehabilitation, Façade Improvement and Historic Preservation* | | | |
| Historic Building Assessment | Historic Areas | *Will enhance the economic viability of the historic areas by identifying and promoting their historic characters.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Economically distressed buildings |
| Façade Improvements and Commercial Rehabilitation | Historic Areas | *Will remove and repair dangerous building conditions.<br>*Will update outdated building features.<br>*Will reduce business vacancies and increase lease rates through more attractive and functional buildings.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Economically distressed buildings |
| Graffiti Abatement | Historic Areas | *Will reduce business vacancies and increase lease rates through the removal of business-deterring graffiti.<br>*Will contribute to police efforts to reduce crime by removing evidence of criminal activity.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Economically distressed buildings<br>*High crime rates |
| Seismic Retrofit & Safety Upgrades | Historic Areas | *Will repair and eliminate serious seismic risk conditions.<br>*Will upgrade buildings to meet current code and allow expanded functionality.<br>*Will reduce business vacancies and increase lease rates through safer and more functional buildings.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Economically distressed buildings |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| *Public Infrastructure, Facilities & Landscaping* | | | |
| Neighborhood Sidewalk and Landscaping Improvements | Historic Areas | *Will reduce business vacancies and raise lease rates by making the commercial areas more attractive and functional.<br>*Will improve lighting as needed, thus reducing the potential for crime.<br>*Will alleviate broken sidewalks and poor public landscaping.<br>*Will encourage the private sector to reinvest in surrounding buildings and lots. | *Unsafe and unhealthy buildings<br>*Economically distressed buildings<br>*High crime rates<br>*Inadequate public improvements |
| Bill Ball Plaza Improvements | Centerville | *Will reduce business vacancies and raise lease rates by making the commercial area around the Centerville Depot more attractive and functional.<br>*Will encourage the private sector to reinvest in surrounding buildings and lots. | *Unsafe and unhealthy buildings<br>*Economically distressed buildings<br>*Inadequate public improvements |
| Streetscape Improvements & Signage | Historic Areas | *Will reduce business vacancies and raise lease rates by making the commercial areas more attractive and functional.<br>*Will improve lighting as needed, thus reducing the potential for crime.<br>*Will alleviate broken sidewalks and deteriorated streetscapes.<br>*Will encourage the private sector to reinvest in surrounding buildings and lots. | *Unsafe and unhealthy buildings<br>*Economically distressed buildings<br>*High crime rates<br>*Inadequate public improvements |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| Fremont Blvd. Streetscape Improvements | Historic Areas | *Will reduce business vacancies and raise lease rates by making the commercial areas more attractive and functional.<br>*Will improve lighting as needed, thus reducing the potential for crime.<br>*Will alleviate broken sidewalks and deteriorated streetscapes.<br>*Will encourage the private sector to reinvest in surrounding buildings and lots. | *Unsafe and unhealthy buildings<br>*Economically distressed buildings<br>*High crime rates<br>*Inadequate public improvements |
| Street, Circulation & Traffic Operation Improvements | Historic Areas | *Will make buildings more functional by improving access to them.<br>*Will reduce conflicts between busy streets and residential uses.<br>*Will reduce business vacancies and raise lease rates by making the commercial areas more accessible and functional.<br>*Will alleviate poor circulation and street configurations.<br>*Will encourage the private sector to reinvest in surrounding buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Economically distressed buildings<br>*Inadequate public improvements |
| Fremont Blvd Widening | Industrial | *Will alleviate inadequate street widths.<br>*Will encourage the private sector to invest in surrounding buildings and lots. | *Underutilization<br>*Inadequate public improvements |
| Niles Alley Improvements | Niles | *Will make buildings more functional by improving access to them.<br>*Will alleviate unpaved alleys and poor drainage.<br>*Will encourage the private sector to rehabilitate and redevelop adjecent distressed buildings and lots. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Incompatible uses<br>*Inadequate public improvements |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| Niles Pedestrian Bridge | Niles | *Will reduce business vacancies and raise lease rates by making the commercial areas more accessible to tourists.<br>*Will replace a dark underpass that can be a location of crime.<br>*Will alleviate a lack of safe access across an active rail line.<br>*Will encourage the private sector to reinvest in the area. | *Economically distressed buildings<br>*High crime rates<br>*Inadequate public improvements |
| Re-use of Dusterberry/Peralta Site | Centerville | *Will reduce business vacancies and raise lease rates by enhancing neighborhood amenities and attracting additional visitors to local businesses.<br>*Will alleviate inadequate recreational opportunities.<br>*Will encourage the private sector to reinvest in the area. | *Economically distressed buildings<br>*Inadequate public improvements |
| Vallejo Mills Park | Niles | *Will reduce business vacancies and raise lease rates by enhancing neighborhood amenities and attracting additional visitors to local businesses.<br>*Will alleviate inadequate recreational opportunities.<br>*Will encourage the private sector to reinvest in the area. | *Economically distressed buildings<br>*Inadequate public improvements |
| Utility Undergrounding | Historic Areas | *Will reduce business vacancies and raise lease rates by making the commercial areas more attractive.<br>*Will reduce safety hazards use to vulnerable utility wires.<br>*Will improve outdated public utility infrastructure.<br>*Will encourage the private sector to reinvest in the area. | *Unsafe and unhealthy buildings<br>*Economically distressed buildings<br>*Inadequate public improvements |
| Storm Drain, Sewer & Water Improvements | Historic Areas | *Will reduce safety hazards due to periodic standing water.<br>*Will alleviate poor drainage.<br>*Will encourage the private sector to reinvest in the area. | *Unsafe and unhealthy buildings<br>*Inadequate public improvements |
| Future Capital Projects of Regional Benefit | Historic Areas | *Will reduce business vacancies and raise lease rates by enhancing neighborhood amenities and attracting additional visitors to local businesses.<br>*Will alleviate deficiencies in regional infrastructure.<br>*Will encourage the private sector to reinvest in the area. | *Economically distressed buildings<br>*Inadequate public improvements |

## Appendix F
## Relationship Between Proposed Projects and Blight to be Alleviated
## Fremont Merged Redevelopment Plan

| Project Name | Project Location | Primary Blight-Alleviating Benefits | Specific Blight Categories Alleviated |
|---|---|---|---|
| *Hazardous Materials Clean-up* | | | |
| Hazardous Materials Clean-up | Historic Areas | *Will remove unsafe and unhealthy materials from buildings and surrounding soils.<br>*Will remove a significant deterrent to business viability.<br>*Will alleviate incompatibilities between contaminated and non-contaminated uses.<br>*Will remove hazardous materials that impair property values.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots surrounding newly cleaned up sites. | *Unsafe and unhealthy buildings<br>*Conditions that hinder<br>*Incompatible uses<br>*Impaired property values |
| *Affordable Housing* | | | |
| Affordable Housing | Historic Areas | *Will facilitate private sector investment in the rehabilitation and repair of unsafe and unhealthy buildings.<br>*Will bring new residents to the Merged Project Area, thus increasing demand for services in the commercial districts and decreasing business vacancies/increasing lease rates.<br>*Will produce safe, high quality housing opportunities.<br>*Will encourage the private sector to rehabilitate and redevelop distressed buildings and lots surrounding new development sites.<br>*Will promote higher density, mixed use development and transit-accessible affordable housing. | *Unsafe and unhealthy buildings<br>*Conditions that hinder building use<br>*Economically distressed buildings<br>*High crime rates |

# Appendix G:

# Bonded Indebtedness Limit Calculation

## Bonded Indebtedness Limit Calculation

The Plan Amendment proposes to increase the Merged Project Area's current limit on outstanding bonded indebtedness of $200 million to $550 million so that the Agency can invest in key projects sooner than would otherwise be possible. As presented below, three different methods were used to analyze the bonding capacity of the Merged Project Area based upon future tax increment generation from FY 2009/10 through the life of the Merged Redevelopment Plan. (See Appendix I for the supporting tax increment projection tables.) Based on these calculations, the minimum bonded indebtedness limit required to allow the Agency to complete its Redevelopment Program is estimated to be approximately $550 million for the Merged Project Area.

The three calculation methods are as follows:

- Method 1: Assumes a 1.25 debt coverage requirement and a 6.0% average interest rate for a 20-year taxable bond issue for the future bond principal amount, which is added to the remaining principal on outstanding bonds. Method 1 reflects one reasonable methodology for estimating the bond amount that could be issued and would be needed to fund the Merged Redevelopment Program as proposed in Chapter III.

| **Method 1 - Bonding Capacity** | |
|---|---|
| Average Annual Future Gross TI (net of pass-throughs)[a] | $32,200,000 |
| Debt Coverage | 1.25 |
| Payment | $25,800,000 |
| Number of Periods | 20 |
| Interest rate | 6.0% |
| **Future Bond Principal Amount** | **$295,500,000** |
| Estimated Principal of Outstanding Bonded Indebtedness | $35,000,000 |
| **Subtotal** | **$330,500,000** |
| Comfort Factor | 1.25 |
| **Total Future Bond Principal Amount** | **$413,100,000** |

a. Pass-through payments for the Merged Project Area are estimated as 35 percent of gross tax increment.

- Method 2: Assumes the bonding capacity as the total net tax increment available for housing and non-housing programs in constant 2009 dollars, plus the estimated principal on outstanding bonds. Because the constant 2009 dollar value of total net tax increment revenue has been calculated using a 6 percent discount rate to estimate the bonding cost (interest, issuance costs, etc.), this method is a fair estimate of the bond proceeds needed to fund the Merged Redevelopment Program as proposed in Chapter III.

| **Method 2 - Present Value of Tax Increment** | |
|---|---|
| Future Net Tax Increment Available for Housing Programs | $163,100,000 |
| Future Net Tax Increment Available for Non-Housing Programs | $267,200,000 |
| Estimated Principal of Outstanding Bonded Indebtedness | $35,000,000 |
| **Subtotal** | **$465,300,000** |
| Comfort Factor | 1.25 |
| **Total Future Bond Principal Amount** | **$581,600,000** |

- Method 3: Assumes the bonding capacity to be one-third of the total future tax increment and tax increment collected through FY 2008/09 (net of pass-throughs payments), in line with industry standards. This method applies an industry standard rule of thumb for converting the nominal value of tax increment flow into an estimate of bonding capacity and bonding need to fund the Merged Redevelopment Program as proposed in Chapter III.

| **Method 3 - Tax Increment in Nominal Dollars** | |
|---|---|
| Future Tax Increment (net of pass-throughs)[a] | $1,057,900,000 |
| Tax Increment Collected Through FY 2008/09 (net of pass-throughs)[a] | $250,800,000 |
| **Subtotal** | **$1,308,700,000** |
| Divide by Three | 3 |
| **Subtotal** | **$436,200,000** |
| Comfort Factor | 1.25 |
| **Total Future Bond Principal Amount** | **$545,300,000** |

a. Pass-through payments for the Merged Project Area are estimated as 35 percent of gross tax increment.

Each method applies a "comfort factor" to provide a reasonable cushion of bond proceeds in the event that the cost of the Merged Redevelopment Program exceeds the cost estimates in Chapter III, and to allow the issuance of additional bonds to fund the unfunded portion of the Merged Redevelopment Program as estimated in Chapter IV (should interest rates be lower than projected, allowing the issuance of a greater principle amount of bonds).

The three methods for estimating the bonded debt needs of the Merged Redevelopment Program yield an outstanding bonded debt need of between approximately $410 million and approximately $580 million. The bonded debt limit of $550 million set forth in the Merged Redevelopment Plan has been chosen because it falls within this range of various reasonable methods to determine the principle amount of bonds needed to fund the Merged Redevelopment Program.

In any event, the amount of bonded debt that may be issued will be controlled not only by this cap on bonded indebtedness, but also by the dollar caps and time limits on the amount of tax increment that may be claimed by the Agency from the various Constituent Project Areas comprising the Merged Project Area, as described and justified in Chapter IV.

# Appendix H:

# Secondary and Complementary Funding Sources

## Appendix H
## Secondary and Complementary Funding Sources
## Fremont Merged Redevelopment Project Area

Note: This Appendix H supplements the general discussion in Chapter IV.C of non–tax increment funding sources that have been evaluated for their potential to fund a portion of the costs of the Merged Redevelopment Program. Estimates of potential funding, as shown in the far right column, are based on consultations with City of Fremont staff familiar with the respective funding sources. Sources for which estimated funding is "unknown" are too speculative to count in the Chapter IV financial feasibility analysis, but may generate funds in the long run to meet any remaining funding shortfall in the Merged Redevelopment Program.

| Program | Agency | Description | Funding (G/L/O)[a] | Estimated Funding ($, if known) |
|---|---|---|---|---|
| **Secondary Sources** | | | | |
| Congestion Mitigation and Air Quality Improvement Program (CMAQ) | Department of Transportation, Federal Highway Administration/MTC | This is a federal program contained in SAFETEA-LU for projects and activities that reduce congestion and improve air quality, both in regions not yet attaining federal air quality standards and in those engaged in efforts to preserve their attainment status. This program currently requires a local match of at least 11.47% of the total project cost. | G | $ 1,000,000 |
| Safe, Accountable, Flexible, and Efficient Transportation Equality Act: A Legacy for Users (SAFETEA-LU) (formerly TEA-21 and ISTEA) | Department of Transportation, Federal Highway Administration/ Metropolitan Transportation Commission (MTC) | Competitive federal aid program funding a number of safety, finance, highway, environmental, public transportation, planning and research agendas. This includes the Congestion Mitigation and Air Quality Improvement Program (CMAQ) and Regional Surface Transportation Program (RSTP). Legislation was signed by President Bush on August 10, 2005 authorizing funding through 2009. SAFETEA-LU programs are funded in part by the Highway Trust Fund, which in turn is funded by the Federal Gasoline Tax. SAFETEA funds for the Bay Area are administered by the MTC through a competitive process. | G | $ 10,000,000 |
| Transportation Development Act (TDA) | MTC | Funds are generated statewide through a 1/4 cent sales tax on retail sales in each county. The City receives an annual TDA apportionment, and the MTC determines the ways in which the funds are spent. TDA funds may be used for regional and municipal transit projects, special transit projects for disabled persons, bicycle and pedestrian purposes, and other improvements or programs designed to reduce automobile usage. | G | $ 450,000 |
| Transportation Fund for Clean Air (TFCA) | Bay Area Quality Management District | Awards grants for transportation projects that reduce motor vehicle emissions. Approximately $25.5 million was available for distribution in the Bay Area for FY 2006/07. Eligible projects include the purchase of low emission, alternative fuel vehicles with a gross vehicle weight of 10,000 pounds or more, including school buses and transit buses; shuttle and feeder bus service to train stations; ridesharing programs; bicycle facility improvements; arterial management projects that improve the flow of traffic on major roadways; transit information projects; and smart growth and traffic calming projects. TFCA grants could assist with circulation issues and incompatible uses, but are typically small grants. | G | $ 1,000,000 |
| Congressional Earmarks | N/A | This funding source represents congressional earmarks for transportation projects, which are earmarked in the annual surface transportation appropriations bill or the federal surface transportation reauthorization bill, and occurs every five to seven years. | G | $ 10,000,000 |
| State Transportation Improvement Program (STIP) | California Transportation Commission/Metropolitan Transportation Commission/Alameda County Congestion Management Agency | The State Transportation Improvement Program (STIP) lists all capital improvement projects approved by the California Transportation Commission (CTC) to be funded with State transportation funds, including proceeds from bond acts (such as Proposition 116) and motor vehicle fuel taxes. The STIP also includes Federal funds apportioned to the State for transportation purposes. Fremont would have to apply for STIP funds through Metropolitan Transportation Commission (MTC)/Alameda County Congestion Management Agency (CMA), who then forwards a list of the region's highest priority transportation projects to the CTC for approval. | G | $ 7,000,000 |
| Measure B Alameda County Transportation Sales Tax | Alameda County Transportation Improvement Authority (ACTIA) | In November 2000, Alameda County voters approved Measure B, a ballot measure to continue the County's one half cent sales tax for transportation projects through March 2022. The Alameda County Transportation Improvement Authority (ACTIA) is the agency that administers the sales tax and provides funding to maintain local streets and roads and implement bike and pedestrian improvements in the County. | G | $ 10,000,000 |

a. Key: G=Grant, L=Loan, O=Other

## Appendix H
## Secondary and Complementary Funding Sources
## Fremont Merged Redevelopment Project Area

Note: This Appendix H supplements the general discussion in Chapter IV.C of non–tax increment funding sources that have been evaluated for their potential to fund a portion of the costs of the Merged Redevelopment Program. Estimates of potential funding, as shown in the far right column, are based on consultations with City of Fremont staff familiar with the respective funding sources. Sources for which estimated funding is "unknown" are too speculative to count in the Chapter IV financial feasibility analysis, but may generate funds in the long run to meet any remaining funding shortfall in the Merged Redevelopment Program.

| Program | Agency | Description | Funding (G/L/O)[a] | Estimated Funding ($, if known) |
|---|---|---|---|---|
| Traffic Impact Fees | City of Fremont or the Redevelopment Agency of the City of Fremont | The City collects Traffic Impact Fees on new private development within Fremont to mitigate specific consequences of new growth. The Traffic Impact Fee is calculated based on new development's share of traffic improvements required to accommodate future growth in the City. Under applicable state laws regarding the imposition of development impact fees, such fees can be imposed on a new private development only to the extent that a direct nexus or relationship exists between the need for public facilities caused by such new development and the level of fees imposed. Development impact fees can cover only the portion of the cost of needed public improvements attributable to new development. | O | $ 7,300,000 |
| Transportation for Liveable Communities (TLC) | Metropolitan Transportation Commission (MTC) | The purpose of the Transportation for Livable Communities (TLC) Program is to support community-based transportation projects that provide for a range of transportation choices, support connectivity between transportation investments and land uses, and are developed through an inclusive community planning effort. TLC offers both planning and capital project grants. | G | $ 3,000,000 |
| State Fuel Tax | California State Board of Equalization/Contra Costa Transportation Authority (CCTA) | The State of California imposes taxes on several types of fuel. Approximately one third of the fuel tax revenues are distributed to local jurisdictions on a formula based on population and other factors. These revenues may be used for street maintenance and construction activities. California State Proposition 42 (passed in 2003) mandates that revenues sales and use taxes levied on fuel consumption be used only for state and local transportation projects. | O | $ 2,000,000 |
| Rule 20A Program | Pacific Gas & Electric (PG&E) nominated by city, county or municipal agency | The Rule 20A Program provides funding for the undergrounding of overhead electrical wires as well as other utilities. Projects are typically in areas of communities that are used most by the general public, and must be legislated by the nominating city for conversion to underground utilities. After an area is nominated, there is generally a significant wait for the undergrounding as the service is in high demand. The work is carried out by Pacific Gas & Electric (PG&E) and paid for by the benefited customers through future electric rates. PG&E requires an 85 percent concurrence from the property owners in the area. | O | $ 2,000,000 |
| Public Works Grants | U.S. Economic Development Administration (EDA) | Provide investment to support the construction or rehabilitation of essential public facilities and infrastructure necessary to generate private sector jobs and investment. Projects must also contribute to the long-term economic development of the area by creating or retaining permanent jobs and raising income levels. Eligilbe activities include water and sewer facilities, industrial access roads, rail spurs, port improvements, skill-training centers, technology-related infrastructure, as well as the demolition, renovation and construction of publicly-owned buildings. | G | Unknown |
| Community Development Block Grants (CDBG) | Housing and Urban Development (HUD) | Locally administered federal funds allocated for public works, rehabilitation loans and grants, land acquisition, demolition, public services, affordable housing, social services, etc. CDBG funded projects must principally benefit low and moderate income persons, aid in the prevention or elimination of blight, or address an urgent need. The availability of this funding source is called into question by the 2007 Federal Budget which severely cut back the CDBG program. The Agency is estimated to receive $500,000 per year from this program. | G | $ 2,500,000 |

a. Key: G=Grant, L=Loan, O=Other

## Appendix H
## Secondary and Complementary Funding Sources
## Fremont Merged Redevelopment Project Area

Note: This Appendix H supplements the general discussion in Chapter IV.C of non–tax increment funding sources that have been evaluated for their potential to fund a portion of the costs of the Merged Redevelopment Program. Estimates of potential funding, as shown in the far right column, are based on consultations with City of Fremont staff familiar with the respective funding sources. Sources for which estimated funding is "unknown" are too speculative to count in the Chapter IV financial feasibility analysis, but may generate funds in the long run to meet any remaining funding shortfall in the Merged Redevelopment Program.

| Program | Agency | Description | Funding (G/L/O)[a] | Estimated Funding ($, if known) |
|---|---|---|---|---|
| HOME | Housing and Urban Development (HUD) | Locally administered federal formula grants often used in conjunction with local nonprofit organizations to fund affordable housing activities. States are automatically eligible for annual funding. Local jurisdictions eligible for at least $500,000 under the formula ($335,000 in years when Congress appropriates less than $1.5 billion) may receive an allocation. HOME assisted rental housing must comply with certain rent limitations. Program has a maximum per unit subsidy and purchase price limit. The Agency is estimated to receive $400,000 per year from this program. | G | $ 2,000,000 |
| Proposition 1C | California Department of Housing and Community Development (HCD) | California voters approved Proposition 1C (The Housing and Emergency Shelter Trust Fund Act of 2006) on the November 2006 statewide ballot, thereby extending America's largest state-funded affordable housing assistance effort. Proposition 1C authorized $2.85 billion in additional General Obligation bonds to continue several important bond-funded housing assistance programs, and begin new programs to improve infrastructure in support of housing. | G | Unknown |

a. Key: G=Grant, L=Loan, O=Other

## Appendix H
## Secondary and Complementary Funding Sources
## Fremont Merged Redevelopment Project Area

Note: This Appendix H supplements the general discussion in Chapter IV.C of non–tax increment funding sources that have been evaluated for their potential to fund a portion of the costs of the Merged Redevelopment Program. Estimates of potential funding, as shown in the far right column, are based on consultations with City of Fremont staff familiar with the respective funding sources. Sources for which estimated funding is "unknown" are too speculative to count in the Chapter IV financial feasibility analysis, but may generate funds in the long run to meet any remaining funding shortfall in the Merged Redevelopment Program.

| Program | Agency | Description | Funding (G/L/O)[a] | Estimated Funding ($, if known) |
|---|---|---|---|---|
| **Complementary Sources** | | | | |
| Housing Incentive Program (HIP) | Metropolitan Transportation Commission (MTC) | This grant is awarded to local governments that build housing near transit stops. Funds can be used for citywide improvements to sidewalks and crosswalks linking housing to nearby community facilities or streetscape improvements that support increased pedestrian, bicycle and transit activities and safety. The HIP requires a 11.5 percent minimum match. | G | Unknown |
| Technical Assistance Program | U.S. Economic Development Administration (EDA) | Promotes economic development to alleviate underemployment in distressed areas. It provides funds through grants or other cooperative agreements to fund feasibility studies and other projects leading to local economic development and the creation of permanent jobs. | G/O | Unknown |
| Small Business Administration (SBA) Programs | Economic Development Administration, U.S. Department of Commerce | Programs such as small business loans, special loans and equity investment programs tailored to small business needs. Most assistance comes in the form of technical assistance, although some small grants and loans are available. | G/L | Unknown |
| CDGB Section 108 Loan Guarantees | Housing and Urban Development (HUD) | The loan guarantee provision of the CDBG program that provides a source of financing for economic development, housing rehabilitation, public facilities and large scale physical development projects. All projects must either principally benefit low and moderate income persons, aid in the elimination or prevention of blight, or meet an urgent need. It does not generate new funds; rather it is a loan fund secured by CDBG or other dedicated revenues, such as tax increment revenues. The availability of this funding sources is called into question by the proposed 2007 Federal Budget which severely cuts back the CDBG program (see Chapter 4). | L | Unknown |
| Infrastructure State Revolving Fund (ISRF) | California Infrastructure and Economic Development Bank (IBANK) | Low cost financing to public agencies for a wide variety of infrastructure projects with loan terms of up to 30 years. Eligible applicants include cities, counties, special districts, assessment districts, joint powers authorities and redevelopment agencies. These funds would need be repaid out of tax increment revenues or another funding source controlled by the applicant. | L | Unknown |
| LISC - Multiple Programs | Local Initiatives Support Corporation (LISC) | Provides local community based organizations with financing and technical expertise to revitalize distressed neighborhoods. | O/L | Unknown |
| New Market Tax Credits (NMTC) and Low Income Housing Tax Credits (LIHTC) | N/A | The New Markets Tax Credits (NMTC) program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). A substantial amount of the qualified equity investment must be used by the CDE to provide investments in low income communities. Qualified CDEs apply to the Community Development Financial Institutions (CDFI) Fund for an award of New Markets Tax Credits. The CDE seeks taxpayers to make qualifying equity investments in the CDE. | O | Unknown |
| California Organized Investment Network (COIN) | California Department of Insurance | Program certifying Community Development Financial Institutions (CDFIs) that wish to receive qualified investments and certifying tax credits for investors. Provides a comprehensive array of investment products responsive to capital needs of low income and/or rural communities. | O | Unknown |

a. Key: G=Grant, L=Loan, O=Other

## Appendix H
## Secondary and Complementary Funding Sources
## Fremont Merged Redevelopment Project Area

Note: This Appendix H supplements the general discussion in Chapter IV.C of non–tax increment funding sources that have been evaluated for their potential to fund a portion of the costs of the Merged Redevelopment Program. Estimates of potential funding, as shown in the far right column, are based on consultations with City of Fremont staff familiar with the respective funding sources. Sources for which estimated funding is "unknown" are too speculative to count in the Chapter IV financial feasibility analysis, but may generate funds in the long run to meet any remaining funding shortfall in the Merged Redevelopment Program.

| Program | Agency | Description | Funding (G/L/O)[a] | Estimated Funding ($, if known) |
|---|---|---|---|---|
| Community Capital Investment Initiative (CCII) and the Bay Area Family of Funds | Bay Area Council | A regional effort developed by the Bay Area Council to build healthy and self-reliant communities; create and recycle wealth for residents, community organizations, and institutions; reduce poverty; increase household income; produce high quality jobs; increase the number of community-serving and region-serving businesses; expand affordable housing and home ownership among current residents; create new and improved services and amenities; avoid displacement; and mitigate adverse community impacts. Through capital investment by the Bay Area Family of Funds, CCII facilitates keystone developments such as commercial retail, mixed-use, and industrial facilities in 46 target neighborhoods | O | Unknown |
| Assessment District | Funds generated by private sector | Assessment Districts enable a city to levy additional taxes on property within designated areas in order to finance improvements directly benefiting those areas. Bonds are issued to finance local improvements such as streets, sidewalks, and parking facilities. Typically, an assessment district is formed to undertake a particular public improvement, and bonds are issued under one of two major assessment acts: the Improvement Act of 1911 and the Improvement Bond Act of 1915. Proposition 218, a 1996 state constitutional amendment, enacted more restrictive requirements for adopting an assessment district and limited the improvements and activities that can be financed through an assessment district. These requirements reduce the likelihood that an assessment district would be a viable financing option for the Redevelopment Program. | O | Unknown |
| Mello-Roos Community Facilities District (CFD) | City of Fremont or the Redevelopment Agency of the City of Fremont | A special tax district to finance capital improvement projects or operations and maintenance. Taxes are levied on real property and collected on the county property tax bills. The City or Agency can issue Mello-Roos bonds secured by the special taxes to finance public infrastructure. Typically, Mello-Roos districts are very difficult to form in urbanized areas, given that they require City approval and two-thirds approval of the property owners (weighted vote based on acres owned) for formation. | O | Unknown |
| Business Improvement District (BID) | Funds generated by private sector | Special type of assessment district that generates revenue to support enhanced services. BIDs either provide for an added fee to annual business licensing charges or an additional assessment of commercial property, which requires petition support from businesses and the creation of an advisory committee of property and business owners. | O | Unknown |
| Development Impact Fees (Other than Traffic Impact Fees) | City of Fremont or the Redevelopment Agency of the City of Fremont | Fees on new private development to mitigate specific consequences of growth. Impact fees are used throughout Fremont to mitigate the impact of new development. Under applicable state laws regarding the imposition of development impact fees, such fees can be imposed on a new private development only to the extent that a direct nexus or relationship exists between the need for public facilities caused by such new development and the level of fees imposed. Development impact fees can cover only the portion of the cost of needed public improvements attributable to new development. | O | Unknown |
| Developer and Property Owner Participation | Funds generated by private sector | Funds advanced to a city or agency from a developer or property owner in the form of a negotiated fee or grant, or a loan for public improvements that is repaid during the course of project implementation from tax increment revenues. Some agencies have development agreements with developers, by which developers contribute funding for specific improvements. | O | Unknown |

a. Key: G=Grant, L=Loan, O=Other

## Appendix H
## Secondary and Complementary Funding Sources
## Fremont Merged Redevelopment Project Area

Note: This Appendix H supplements the general discussion in Chapter IV.C of non–tax increment funding sources that have been evaluated for their potential to fund a portion of the costs of the Merged Redevelopment Program. Estimates of potential funding, as shown in the far right column, are based on consultations with City of Fremont staff familiar with the respective funding sources. Sources for which estimated funding is "unknown" are too speculative to count in the Chapter IV financial feasibility analysis, but may generate funds in the long run to meet any remaining funding shortfall in the Merged Redevelopment Program.

| Program | Agency | Description | Funding (G/L/O)[a] | Estimated Funding ($, if known) |
|---|---|---|---|---|
| Lease Revenues | City of Fremont or the Redevelopment Agency of the City of Fremont | Broad authority to issue revenue bonds secured by sources other than tax increment, such as tenant leases on publicly owned land or in publicly owned facilities. | O | Unknown |
| Interest Income | Redevelopment Agency of the City of Fremont | Some income accrues to the Agency from the investment of tax increment revenues and proceeds. However, much, if not all, of the interest income will likely be offset by the need for the Agency to pay interest on indebtedness, including Agency issued bonds. Actual income from this source would also be influenced by the amount of money available for investment, the terms of the investment, and achievable interest rates. | O | Unknown |
| Private Donations | Funds generated by private sector | Private donations by individuals, civic booster organizations, or corporate sponsors. | O | Unknown |

a. Key: G=Grant, L=Loan, O=Other

## Appendix H
## Secondary and Complementary Funding Sources
## Fremont Merged Redevelopment Project Area

Note: This Appendix H supplements the general discussion in Chapter IV.C of non–tax increment funding sources that have been evaluated for their potential to fund a portion of the costs of the Merged Redevelopment Program. Estimates of potential funding, as shown in the far right column, are based on consultations with City of Fremont staff familiar with the respective funding sources. Sources for which estimated funding is "unknown" are too speculative to count in the Chapter IV financial feasibility analysis, but may generate funds in the long run to meet any remaining funding shortfall in the Merged Redevelopment Program.

| Program | Agency | Description | Funding (G/L/O)[a] | Estimated Funding ($, if known) |
|---|---|---|---|---|
| **Unlikely Sources** | | | | |
| City of Fremont General Fund | City of Fremont | The general fiscal condition of the City of Fremont makes ongoing direct financial support of redevelopment activities difficult. State and federal governments have continued to reduce funding and shifted costs and program responsibility to cities and counties. | O | N/A |
| Housing Enabled by Local Partnership Program (HELP) | California Housing Finance Agency (CalHFA) | A 3 percent interest rate loan to local government agencies for their locally determined affordable housing activities and priorities. HELP funds must be used to directly produce affordable housing units, but flexibility is given to the local agency to determine the specific housing activity and use of the funds. The Agency's affordable housing efforts could be supported by HELP funds to directly produce affordable housing through acquisition, development, rehabilitation or preservation of rental or ownership housing. | L | N/A |

a. Key: G=Grant, L=Loan, O=Other

| Other Funding Sources by Program Category | Total |
|---|---|
| **Non-Housing** | |
| Regional Transit and Transportation | $ 39,450,000 |
| Economic Development & Property Acquisition/Redevelopment | $ - |
| Building Rehabilitation, Façade Improvement and Historic Preservation | $ - |
| Public Infrastructure, Facilities & Landscaping | $ 14,300,000 |
| Hazardous Materials Clean-up | $ - |
| **Subtotal** | **$ 53,750,000** |
| **Housing** | |
| **Subtotal** | **$ 4,500,000** |
| **Total** | **$ 58,250,000** |

Sources: Fremont Redevelopment Agency, Seifel Consulting Inc.

# Appendix I:

# Tax Increment Projections

## Introduction

This Appendix I contains tax increment projections for the combined Merged Project Area and the Constituent Project Areas, and consists of the following tax increment projection tables:

- Merged Project Area
  - A-1 Summary of Tax Increment Projections
  - A-2 Tax Increment Projections (Future Value)
  - A-3 Tax Increment Projections (Present Value)
  - A-4 Pass-Through Payments to Affected Taxing Entities (Future Value)
  - A-5 Pass-Through Payments to Affected Taxing Entities (Present Value)

- Industrial Area
  - B-1 Summary of Tax Increment Projections
  - B-2 Net Tax Increment Available for Housing and Non-Housing Projects and Agency Obligations (Future Value)
  - B-3 Net Tax Increment Available for Housing and Non-Housing Projects and Agency Obligations (Present Value)
  - B-4 Claimed Tax Increment
  - B-5 Projected Tax Revenues Without Cap
  - B-6 Growth Projections
  - B-7 Summary of Development Assumptions
  - B-8a Projected Development Absorption
  - B-8b Projected Incremental Assessed Value of New Development
  - B-9 Summary of Pass-Through Payments to Affected Taxing Entities
  - B-10a-n Calculation of Pass-Through Payments to Affected Taxing Entities

- Niles Total Project Area (Original and Added Areas)
  - C-1 Projected Tax Increment
  - C-2 Tax Increment Projections (Future Value)
  - C-3 Tax Increment Projections (Present Value)
  - C-4 Tax Revenue
  - C-5 Growth in Assessed Value
  - C-6A,B Pass-Through Payments to Affected Taxing Entities (Future Value)
  - C-7A,B Pass-Through Payments to Affected Taxing Entities (Present Value)

- Niles Original Area
  - D-1 Summary of Tax Increment Projections
  - D-2 Tax Increment Projections (Future Value)
  - D-3 Tax Increment Projections (Present Value)
  - D-4 Tax Revenue

D-5 Growth in Assessed Value
D-6 New Development Schedule
D-7A,B Pass-Through Payments to Affected Taxing Entities (Future Value)
D-8A,B Pass-Through Payments to Affected Taxing Entities (Present Value)

- Niles Added Area
  E-1 Summary of Tax Increment Projections
  E-2 Tax Increment Projections (Future Value)
  E-3 Tax Increment Projections (Present Value)
  E-4 Tax Revenue
  E-5 Growth in Assessed Value
  E-6 New Development Schedule
  E-7A,B Pass-Through Payments to Affected Taxing Entities (Future Value)
  E-8A,B Pass-Through Payments to Affected Taxing Entities (Present Value)

- Irvington Total Project Area (Original and Added Areas)
  F-1 Projected Tax Increment
  F-2 Tax Increment Projections (Future Value)
  F-3 Tax Increment Projections (Present Value)
  F-4 Tax Revenue
  F-5 Growth in Assessed Value
  F-6A,B Pass-Through Payments to Affected Taxing Entities (Future Value)
  F-7A,B Pass-Through Payments to Affected Taxing Entities (Present Value)

- Irvington Original Area
  G-1 Summary of Tax Increment Projections
  G-2 Tax Increment Projections (Future Value)
  G-3 Tax Increment Projections (Present Value)
  G-4 Tax Revenue
  G-5 Growth in Assessed Value
  G-6 New Development Schedule
  G-7A,B Pass-Through Payments to Affected Taxing Entities (Future Value)
  G-8A,B Pass-Through Payments to Affected Taxing Entities (Present Value)

- Irvington Added Area
  H-1 Summary of Tax Increment Projections
  H-2 Tax Increment Projections (Future Value)
  H-3 Tax Increment Projections (Present Value)
  H-4 Tax Revenue
  H-5 Growth in Assessed Value

H-6 New Development Schedule
H-7A,B Pass-Through Payments to Affected Taxing Entities (Future Value)
H-8A,B Pass-Through Payments to Affected Taxing Entities (Present Value)

- Centerville Area
  I-1 Summary of Tax Increment Projections
  I-2 Tax Increment Projections (Future Value)
  I-3 Tax Increment Projections (Present Value)
  I-4 Tax Revenue
  I-5 Growth in Assessed Value
  I-6 New Development Schedule
  I-7A,B Pass-Through Payments to Affected Taxing Entities (Future Value)
  I-8A,B Pass-Through Payments to Affected Taxing Entities (Present Value)

**Table A-1**
**Summary of Tax Increment Projections (Before Agency Debt Service)**
**From FY 2009/10 Through End of Project**
**Fremont Merged Project Area**

| | Niles Area | Irvington Area | Industrial Area | Centerville Area | Total Merged Project Area | | |
|---|---|---|---|---|---|---|---|
| | | | | | Total | Pre-$400M Cap[a] | Post-$400M Cap[b] |
| **In Nominal Dollars** | | | | | | | |
| **Tax Increment (TI) to Agency** | | | | | | | |
| Gross Tax Increment | $42,408,135 | $134,456,689 | $1,190,322,208 | $366,489,112 | $1,733,676,144 | $103,762,499 | $1,629,913,645 |
| Less: 2% Inflation Allocation | 0 | 0 | 11,657,918 | 0 | 11,657,918 | 777,490 | 10,880,428 |
| Less: County Property Tax Admin Fee | 466,489 | 1,479,024 | 13,093,544 | 4,031,380 | 19,070,438 | 1,141,387 | 17,929,050 |
| Tax Increment to Agency | 41,941,645 | 132,977,665 | 1,165,570,746 | 362,457,732 | 1,702,947,788 | 101,843,621 | 1,601,104,167 |
| **TI Available to Agency After Obligations** | | | | | | | |
| Tax Increment to Agency | 41,941,645 | 132,977,665 | 1,165,570,746 | 362,457,732 | 1,702,947,788 | 101,843,621 | 1,601,104,167 |
| Less: Pass-Throughs to Taxing Entities | 13,601,493 | 34,158,077 | 502,101,638 | 126,236,192 | 676,097,400 | 36,265,194 | 639,832,205 |
| TI Available to Agency After Obligations | 28,340,153 | 98,819,589 | 663,469,107 | 236,221,540 | 1,026,850,388 | 65,578,427 | 961,271,961 |
| **Projected Use of TI Funds** | | | | | | | |
| Agency Administration (Non-Hsg) | 1,481,888 | 6,186,169 | 66,246,957 | 11,799,384 | 85,714,398 | 5,538,472 | 80,175,926 |
| TI Available for Housing Programs | 8,481,627 | 26,891,338 | 235,732,858 | 73,297,822 | 344,403,645 | 20,597,002 | 323,806,643 |
| TI Available for Non-Housing Programs | 18,376,638 | 65,742,081 | 361,489,292 | 151,124,333 | 596,732,345 | 39,442,953 | 557,289,392 |
| Total TI Funds Used by Agency | 28,340,153 | 98,819,589 | 663,469,107 | 236,221,540 | 1,026,850,388 | 65,578,427 | 961,271,961 |
| *Subtotal, TI for Housing & Non-Housing* | *26,858,265* | *92,633,419* | *597,222,150* | *224,422,155* | *941,135,990* | *60,039,955* | *881,096,035* |
| **In Constant 2010 Dollars[c]** | | | | | | | |
| **Tax Increment (TI) to Agency** | | | | | | | |
| Gross Tax Increment | 16,300,897 | 82,027,066 | 604,624,003 | 118,448,050 | 821,400,016 | 98,599,090 | 722,800,926 |
| Less: 2% Inflation Allocation | 0 | 0 | 5,816,696 | 0 | 5,816,696 | 740,411 | 5,076,284 |
| Less: County Property Tax Admin Fee | 179,310 | 902,298 | 6,650,864 | 1,302,929 | 9,035,400 | 1,084,590 | 7,950,810 |
| Tax Increment to Agency | 16,121,588 | 81,124,769 | 592,156,443 | 117,145,122 | 806,547,920 | 96,774,089 | 709,773,832 |
| **TI Available to Agency After Obligations** | | | | | | | |
| Tax Increment to Agency | 16,121,588 | 81,124,769 | 592,156,443 | 117,145,122 | 806,547,920 | 96,774,089 | 709,773,832 |
| Less: Pass-Throughs to Taxing Entities | 4,782,586 | 20,140,118 | 250,942,431 | 38,110,439 | 313,975,574 | 34,490,402 | 279,485,173 |
| TI Available to Agency After Obligations | 11,339,001 | 60,984,650 | 341,214,012 | 79,034,682 | 492,572,346 | 62,283,687 | 430,288,659 |
| **Projected Use of TI Funds** | | | | | | | |
| Agency Administration (Non-Hsg) | 607,829 | 3,878,601 | 32,980,584 | 4,050,701 | 41,517,717 | 5,261,367 | 36,256,349 |
| TI Available for Housing Programs | 3,260,179 | 16,405,413 | 119,761,461 | 23,689,610 | 163,116,664 | 19,571,736 | 143,544,928 |
| TI Available for Non-Housing Programs | 7,470,993 | 40,700,636 | 188,471,966 | 51,294,371 | 287,937,965 | 37,450,584 | 250,487,382 |
| Total TI Funds Used by Agency | 11,339,001 | 60,984,650 | 341,214,012 | 79,034,682 | 492,572,346 | 62,283,687 | 430,288,659 |
| *Subtotal, TI for Housing & Non-Housing* | *10,731,172* | *57,106,049* | *308,233,427* | *74,983,981* | *451,054,630* | *57,022,319* | *394,032,310* |

a. Pre-$400 million cap tax increment revenues include projections for FY 2009/10 through the year that the Industrial Area's $400 million tax increment cap is anticipated to be reached in 2011/12.
b. Post-$400 million cap tax increment revenues include projections for FY 2012/13 through the life of the Merged Redevelopment Plan.
c. Equal to net present value of future revenue stream discounted at 6.0% per year, assuming Agency would issue bonds during the life of the redevelopment project.

Source: Fremont Redevelopment Agency, Seifel Consulting Inc.

**Table A-2**
**Tax Increment Projections (Before Agency Debt Service)**
**Fremont Merged Project Area**
**(In Future Value or Nominal Dollars)**

| | | Tax Increment to Agency | | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | | | | |
| Year (N) | Fiscal Year | Basic Tax Revenues* | 2% Inflation Allocation | County Admin Fee | Tax Increment to Agency | Pass-Through Payments | Agency Admin Expenses | (7) Annual | (8) Cumulative | (9) Annual | (10) Cumulative |
| 1 | 2009/ 10 | 37,556,005 | 291,754 | 413,116 | 36,851,135 | 13,313,025 | 2,000,000 | 7,452,850 | 7,452,850 | 14,085,259 | 14,085,259 |
| 2 | 2010/ 11 | 39,691,945 | 306,254 | 436,611 | 38,949,079 | 14,045,527 | 2,100,000 | 7,877,138 | 15,329,988 | 14,926,415 | 29,011,674 |
| 3 | 2011/ 12 | 40,779,338 | 321,044 | 448,573 | 40,009,722 | 14,530,278 | 2,205,000 | 8,091,659 | 23,421,647 | 15,182,785 | 44,194,459 |
| 4 | 2012/ 13 | 44,029,619 | 336,129 | 484,326 | 43,209,164 | 15,493,832 | 2,315,250 | 8,738,698 | 32,160,345 | 16,661,384 | 60,855,843 |
| 5 | 2013/ 14 | 47,303,950 | 351,517 | 520,343 | 46,432,090 | 16,892,765 | 2,431,013 | 9,390,487 | 41,550,832 | 17,717,826 | 78,573,669 |
| 6 | 2014/ 15 | 50,804,370 | 367,212 | 558,848 | 49,878,310 | 18,387,773 | 2,552,563 | 10,087,432 | 51,638,264 | 18,850,543 | 97,424,212 |
| 7 | 2015/ 16 | 52,817,447 | 383,221 | 580,992 | 51,853,234 | 19,417,172 | 2,680,191 | 10,486,845 | 62,125,109 | 19,269,026 | 116,693,238 |
| 8 | 2016/ 17 | 55,003,134 | 399,550 | 605,034 | 53,998,549 | 20,339,445 | 2,814,201 | 10,920,717 | 73,045,826 | 19,924,186 | 136,617,424 |
| 9 | 2017/ 18 | 58,932,088 | 416,206 | 648,253 | 57,867,629 | 21,796,611 | 2,954,911 | 11,703,176 | 84,749,002 | 21,412,930 | 158,030,354 |
| 10 | 2018/ 19 | 63,082,313 | 433,195 | 693,905 | 61,955,212 | 23,520,920 | 3,102,656 | 12,529,823 | 97,278,825 | 22,801,812 | 180,832,166 |
| 11 | 2019/ 20 | 67,002,008 | 450,524 | 737,022 | 65,814,462 | 25,358,591 | 3,257,789 | 13,310,297 | 110,589,122 | 23,887,785 | 204,719,951 |
| 12 | 2020/ 21 | 69,669,568 | 468,199 | 766,365 | 68,435,003 | 26,695,580 | 3,420,679 | 13,840,274 | 124,429,396 | 24,478,471 | 229,198,421 |
| 13 | 2021/ 22 | 72,396,297 | 486,228 | 796,359 | 71,113,710 | 27,801,383 | 3,591,713 | 14,382,014 | 138,811,410 | 25,338,600 | 254,537,022 |
| 14 | 2022/ 23 | 75,301,310 | 504,618 | 828,314 | 73,968,378 | 29,166,342 | 3,771,298 | 14,959,339 | 153,770,748 | 26,071,400 | 280,608,422 |
| 15 | 2023/ 24 | 79,883,183 | 523,375 | 878,715 | 78,481,094 | 30,969,648 | 3,959,863 | 15,871,962 | 169,642,710 | 27,679,620 | 308,288,042 |
| 16 | 2024/ 25 | 84,407,637 | 542,507 | 928,484 | 82,936,646 | 33,080,612 | 4,157,856 | 16,773,026 | 186,415,736 | 28,925,151 | 337,213,193 |
| 17 | 2025/ 26 | 76,312,069 | 562,022 | 839,433 | 74,910,614 | 31,054,725 | 3,895,648 | 15,150,009 | 201,565,745 | 24,810,233 | 362,023,426 |
| 18 | 2026/ 27 | 76,605,239 | 581,927 | 842,658 | 75,180,654 | 31,933,446 | 3,993,631 | 15,204,662 | 216,770,408 | 24,048,915 | 386,072,340 |
| 19 | 2027/ 28 | 79,197,122 | 602,231 | 871,168 | 77,723,723 | 33,128,833 | 4,193,313 | 15,718,978 | 232,489,386 | 24,682,600 | 410,754,940 |
| 20 | 2028/ 29 | 80,826,854 | 622,940 | 889,095 | 79,314,818 | 34,082,406 | 4,362,825 | 16,040,783 | 248,530,169 | 24,828,805 | 435,583,745 |
| 21 | 2029/ 30 | 83,806,402 | 644,064 | 921,870 | 82,240,467 | 35,518,710 | 4,580,966 | 16,632,468 | 265,162,636 | 25,508,324 | 461,092,069 |
| 22 | 2030/ 31 | 86,493,481 | 665,610 | 951,428 | 84,876,442 | 36,972,372 | 4,810,014 | 17,165,574 | 282,328,210 | 25,928,481 | 487,020,550 |
| 23 | 2031/ 32 | 89,277,906 | 687,587 | 982,057 | 87,608,262 | 38,373,840 | 5,050,515 | 17,718,064 | 300,046,274 | 26,465,843 | 513,486,393 |
| 24 | 2032/ 33 | 30,399,978 | 710,004 | 334,400 | 29,355,574 | 12,039,718 | 1,380,285 | 5,937,995 | 305,984,269 | 9,997,577 | 523,483,970 |
| 25 | 2033/ 34 | 16,431,474 | 0 | 180,746 | 16,250,728 | 5,939,197 | 482,931 | 3,286,295 | 309,270,564 | 6,542,306 | 530,026,275 |
| 26 | 2034/ 35 | 16,967,485 | 0 | 186,642 | 16,780,843 | 6,188,608 | 507,077 | 3,393,497 | 312,664,061 | 6,691,661 | 536,717,936 |
| 27 | 2035/ 36 | 17,519,576 | 0 | 192,715 | 17,326,861 | 6,445,500 | 532,431 | 3,503,915 | 316,167,976 | 6,845,014 | 543,562,950 |
| 28 | 2036/ 37 | 18,088,230 | 0 | 198,971 | 17,889,259 | 6,710,099 | 559,053 | 3,617,646 | 319,785,622 | 7,002,461 | 550,565,411 |
| 29 | 2037/ 38 | 18,673,943 | 0 | 205,413 | 18,468,530 | 6,982,636 | 587,005 | 3,734,789 | 323,520,411 | 7,164,100 | 557,729,511 |
| 30 | 2038/ 39 | 19,277,228 | 0 | 212,050 | 19,065,178 | 7,263,348 | 616,356 | 3,855,446 | 327,375,856 | 7,330,029 | 565,059,540 |
| 31 | 2039/ 40 | 19,898,611 | 0 | 218,885 | 19,679,727 | 7,552,481 | 647,173 | 3,979,722 | 331,355,578 | 7,500,350 | 572,559,890 |
| 32 | 2040/ 41 | 20,538,636 | 0 | 225,925 | 20,312,711 | 7,850,288 | 679,532 | 4,107,727 | 335,463,306 | 7,675,164 | 580,235,054 |
| 33 | 2041/ 42 | 21,197,862 | 0 | 233,176 | 20,964,685 | 8,157,029 | 713,509 | 4,239,572 | 339,702,878 | 7,854,575 | 588,089,629 |
| 34 | 2042/ 43 | 21,876,864 | 0 | 240,646 | 21,636,219 | 8,472,971 | 749,184 | 4,375,373 | 344,078,251 | 8,038,690 | 596,128,319 |
| 35 | 2043/ 44 | 1,626,972 | 0 | 17,897 | 1,609,075 | 621,688 | 57,967 | 325,394 | 344,403,645 | 604,026 | 596,732,345 |
| Subtotal: Pre-$400M | | 103,762,499 | 777,490 | 1,141,387 | 101,843,621 | 36,265,194 | 5,538,472 | 20,597,002 | | 39,442,953 | |
| Subtotal: Post-$400M | | 1,629,913,645 | 10,880,428 | 17,929,050 | 1,601,104,167 | 639,832,205 | 80,175,926 | 323,806,643 | | 557,289,392 | |
| **TOTAL** | | **1,733,676,144** | **11,657,918** | **19,070,438** | **1,702,947,788** | **676,097,400** | **85,714,398** | **344,403,645** | | **596,732,345** | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2019/ 20 | 490,000,208 | 3,606,082 | 5,390,002 | 481,004,124 | 177,737,348 | 25,155,785 | 97,278,825 | | 180,832,166 | |
| To: | 2029/ 30 | 1,251,601,497 | 8,950,653 | 13,767,616 | 1,228,883,227 | 481,008,913 | 63,760,400 | 248,530,169 | | 435,583,745 | |
| To: | 2043/ 44 | 1,733,676,144 | 11,657,918 | 19,070,438 | 1,702,947,788 | 676,097,400 | 85,714,398 | 344,403,645 | | 596,732,345 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Table A-3**
**Tax Increment Projections**
**Fremont Merged Project Area**
**(In Present Value or Constant 2010 Dollars)**

| | | Tax Increment to Agency | | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) Basic | (2) 2% | (3) County | (4) Tax | (5) Pass- | (6) Agency | | | | |
| Year (N) | Fiscal Year | Tax Revenues* | Inflation Allocation | Admin Fee | Increment to Agency | Through Payments | Admin Expenses | (7) Annual | (8) Cumulative | (9) Annual | (10) Cumulative |
| 1 | 2009/ 10 | 37,556,005 | 291,754 | 413,116 | 36,851,135 | 13,313,025 | 2,000,000 | 7,452,850 | 7,452,850 | 14,085,259 | 14,085,259 |
| 2 | 2010/ 11 | 37,445,231 | 288,919 | 411,898 | 36,744,415 | 13,250,497 | 1,981,132 | 7,431,262 | 14,884,113 | 14,081,523 | 28,166,783 |
| 3 | 2011/ 12 | 36,293,466 | 285,728 | 399,228 | 35,608,510 | 12,931,895 | 1,962,442 | 7,201,548 | 22,085,660 | 13,512,625 | 41,679,407 |
| 4 | 2012/ 13 | 36,968,117 | 282,221 | 406,649 | 36,279,247 | 13,008,920 | 1,943,929 | 7,337,179 | 29,422,840 | 13,989,219 | 55,668,627 |
| 5 | 2013/ 14 | 37,469,159 | 278,434 | 412,161 | 36,778,564 | 13,380,652 | 1,925,590 | 7,438,145 | 36,860,985 | 14,034,177 | 69,702,804 |
| 6 | 2014/ 15 | 37,963,981 | 274,402 | 417,604 | 37,271,975 | 13,740,413 | 1,907,424 | 7,537,916 | 44,398,900 | 14,086,222 | 83,789,026 |
| 7 | 2015/ 16 | 37,234,216 | 270,156 | 409,576 | 36,554,484 | 13,688,340 | 1,889,429 | 7,392,812 | 51,791,712 | 13,583,903 | 97,372,929 |
| 8 | 2016/ 17 | 36,580,226 | 265,724 | 402,382 | 35,912,119 | 13,526,893 | 1,871,604 | 7,262,900 | 59,054,613 | 13,250,722 | 110,623,651 |
| 9 | 2017/ 18 | 36,974,721 | 261,133 | 406,722 | 36,306,866 | 13,675,464 | 1,853,948 | 7,342,718 | 66,397,330 | 13,434,737 | 124,058,388 |
| 10 | 2018/ 19 | 37,338,324 | 256,408 | 410,722 | 36,671,195 | 13,921,997 | 1,836,458 | 7,416,383 | 73,813,714 | 13,496,357 | 137,554,746 |
| 11 | 2019/ 20 | 37,413,571 | 251,570 | 411,549 | 36,750,452 | 14,160,105 | 1,819,133 | 7,432,400 | 81,246,114 | 13,338,814 | 150,893,560 |
| 12 | 2020/ 21 | 36,701,059 | 246,642 | 403,712 | 36,050,706 | 14,062,898 | 1,801,971 | 7,290,884 | 88,536,997 | 12,894,953 | 163,788,513 |
| 13 | 2021/ 22 | 35,978,742 | 241,640 | 395,766 | 35,341,335 | 13,816,436 | 1,784,971 | 7,147,420 | 95,684,418 | 12,592,508 | 176,381,021 |
| 14 | 2022/ 23 | 35,304,193 | 236,584 | 388,346 | 34,679,262 | 13,674,319 | 1,768,132 | 7,013,522 | 102,697,939 | 12,223,290 | 188,604,311 |
| 15 | 2023/ 24 | 35,332,409 | 231,489 | 388,656 | 34,712,263 | 13,697,905 | 1,751,451 | 7,020,184 | 109,718,123 | 12,242,723 | 200,847,033 |
| 16 | 2024/ 25 | 35,220,358 | 226,369 | 387,424 | 34,606,565 | 13,803,384 | 1,734,928 | 6,998,798 | 116,716,921 | 12,069,455 | 212,916,489 |
| 17 | 2025/ 26 | 30,039,962 | 221,238 | 330,440 | 29,488,285 | 12,224,577 | 1,533,507 | 5,963,745 | 122,680,666 | 9,766,456 | 222,682,944 |
| 18 | 2026/ 27 | 28,448,460 | 216,107 | 312,933 | 27,919,420 | 11,858,945 | 1,483,093 | 5,646,471 | 128,327,136 | 8,930,911 | 231,613,856 |
| 19 | 2027/ 28 | 27,746,220 | 210,988 | 305,208 | 27,230,024 | 11,606,481 | 1,469,101 | 5,507,046 | 133,834,183 | 8,647,396 | 240,261,251 |
| 20 | 2028/ 29 | 26,714,327 | 205,890 | 293,858 | 26,214,579 | 11,264,679 | 1,441,970 | 5,301,687 | 139,135,870 | 8,206,243 | 248,467,494 |
| 21 | 2029/ 30 | 26,131,232 | 200,822 | 287,444 | 25,642,966 | 11,074,902 | 1,428,367 | 5,186,082 | 144,321,952 | 7,953,616 | 256,421,110 |
| 22 | 2030/ 31 | 25,442,525 | 195,793 | 279,868 | 24,966,864 | 10,875,623 | 1,414,892 | 5,049,346 | 149,371,299 | 7,627,003 | 264,048,113 |
| 23 | 2031/ 32 | 24,775,074 | 190,809 | 272,526 | 24,311,739 | 10,648,936 | 1,401,544 | 4,916,853 | 154,288,152 | 7,344,406 | 271,392,519 |
| 24 | 2032/ 33 | 7,958,631 | 185,877 | 87,545 | 7,685,209 | 3,151,965 | 361,355 | 1,554,551 | 155,842,702 | 2,617,338 | 274,009,857 |
| 25 | 2033/ 34 | 4,058,222 | 0 | 44,640 | 4,013,581 | 1,466,854 | 119,274 | 811,644 | 156,654,347 | 1,615,809 | 275,625,667 |
| 26 | 2034/ 35 | 3,953,401 | 0 | 43,487 | 3,909,913 | 1,441,937 | 118,148 | 790,680 | 157,445,027 | 1,559,148 | 277,184,814 |
| 27 | 2035/ 36 | 3,850,979 | 0 | 42,361 | 3,808,618 | 1,416,786 | 117,034 | 770,196 | 158,215,223 | 1,504,603 | 278,689,417 |
| 28 | 2036/ 37 | 3,750,919 | 0 | 41,260 | 3,709,659 | 1,391,460 | 115,930 | 750,184 | 158,965,406 | 1,452,086 | 280,141,503 |
| 29 | 2037/ 38 | 3,653,186 | 0 | 40,185 | 3,613,001 | 1,366,014 | 114,836 | 730,637 | 159,696,044 | 1,401,514 | 281,543,017 |
| 30 | 2038/ 39 | 3,557,742 | 0 | 39,135 | 3,518,607 | 1,340,500 | 113,753 | 711,548 | 160,407,592 | 1,352,806 | 282,895,823 |
| 31 | 2039/ 40 | 3,464,550 | 0 | 38,110 | 3,426,440 | 1,314,964 | 112,679 | 692,910 | 161,100,502 | 1,305,887 | 284,201,710 |
| 32 | 2040/ 41 | 3,373,570 | 0 | 37,109 | 3,336,461 | 1,289,448 | 111,616 | 674,714 | 161,775,216 | 1,260,683 | 285,462,393 |
| 33 | 2041/ 42 | 3,284,765 | 0 | 36,132 | 3,248,633 | 1,263,992 | 110,563 | 656,953 | 162,432,169 | 1,217,125 | 286,679,518 |
| 34 | 2042/ 43 | 3,198,096 | 0 | 35,179 | 3,162,917 | 1,238,632 | 109,520 | 639,619 | 163,071,789 | 1,175,146 | 287,854,663 |
| 35 | 2043/ 44 | 224,378 | 0 | 2,468 | 221,910 | 85,738 | 7,994 | 44,876 | 163,116,664 | 83,302 | 287,937,965 |
| Subtotal: Pre-$400M | | 98,599,090 | 740,411 | 1,084,590 | 96,774,089 | 34,490,402 | 5,261,367 | 19,571,736 | | 37,450,584 | |
| Subtotal: Post-$400M | | 722,800,926 | 5,076,284 | 7,950,810 | 709,773,832 | 279,485,173 | 36,256,349 | 143,544,928 | | 250,487,382 | |
| **TOTAL** | | **821,400,016** | **5,816,696** | **9,035,400** | **806,547,920** | **313,975,574** | **41,517,717** | **163,116,664** | | **287,937,965** | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2019/ 20 | 371,823,445 | 2,754,877 | 4,090,058 | 364,978,510 | 134,438,096 | 19,171,955 | 73,813,714 | | 137,554,746 | |
| To: | 2029/ 30 | 700,722,746 | 5,043,395 | 7,707,950 | 687,971,401 | 264,607,825 | 35,760,212 | 139,135,870 | | 248,467,494 | |
| To: | 2043/ 44 | 821,400,016 | 5,816,696 | 9,035,400 | 806,547,920 | 313,975,574 | 41,517,717 | 163,116,664 | | 287,937,965 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.
Present value discount rate: 6.0%

**Table A-4**
**Pass-Through Payments to Affected Taxing Entities**
**Fremont Merged Project Area**
**(In Future Value or Nominal Dollars)**

| Year (N) | Fiscal Year | (1) City of Fremont* | (2) Alameda County | (3) County Flood Control & Flood Control Zones 5 & 6 | (4) County Library | (5) Ohlone CCD | (6) Fremont Unified School District | (7) COE | (8) Bay Area Air Quality Mgmt. | (9) Mosquito Abatement District | (10) A.C. Transit District No. 2 | (11) Bay Area Rapid Transit District | (12) East Bay Regional Park District | (13) ACWD | (14) ACRC | (15) ERAF | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2009/ 10 | 390,223 | 8,020,516 | 839,846 | 999,376 | 480,695 | 304,640 | 25,663 | 38,193 | 35,737 | 577,323 | 112,160 | 536,324 | 338,051 | 8,105 | 606,171 | 13,313,025 |
| 2 | 2010/ 11 | 425,767 | 8,404,743 | 884,600 | 1,046,136 | 511,090 | 328,220 | 27,471 | 40,594 | 37,599 | 613,622 | 119,212 | 570,045 | 355,736 | 8,573 | 672,118 | 14,045,527 |
| 3 | 2011/ 12 | 493,784 | 8,580,047 | 905,009 | 1,067,481 | 526,446 | 352,503 | 29,323 | 41,768 | 38,447 | 631,373 | 122,660 | 586,536 | 363,790 | 8,767 | 782,342 | 14,530,278 |
| 4 | 2012/ 13 | 536,362 | 9,059,235 | 961,055 | 1,125,722 | 565,423 | 417,935 | 31,515 | 44,833 | 40,780 | 677,694 | 131,659 | 629,567 | 385,946 | 9,350 | 876,755 | 15,493,832 |
| 5 | 2013/ 14 | 647,508 | 9,623,217 | 1,026,568 | 1,194,468 | 615,303 | 590,787 | 35,237 | 48,625 | 43,499 | 735,016 | 142,795 | 682,818 | 411,758 | 9,955 | 1,085,209 | 16,892,765 |
| 6 | 2014/ 15 | 752,973 | 10,188,257 | 1,092,507 | 1,263,225 | 664,600 | 758,594 | 38,638 | 52,406 | 46,239 | 792,174 | 153,900 | 735,918 | 437,779 | 10,590 | 1,399,972 | 18,387,773 |
| 7 | 2015/ 16 | 851,731 | 10,448,174 | 1,123,115 | 1,294,810 | 691,192 | 922,876 | 41,825 | 54,363 | 47,505 | 821,762 | 159,648 | 763,404 | 449,805 | 10,842 | 1,736,120 | 19,417,172 |
| 8 | 2016/ 17 | 925,412 | 10,756,080 | 1,158,741 | 1,332,360 | 723,412 | 1,054,589 | 45,776 | 56,701 | 48,987 | 857,093 | 166,512 | 796,225 | 463,876 | 11,109 | 1,942,572 | 20,339,445 |
| 9 | 2017/ 18 | 993,706 | 11,402,873 | 1,234,292 | 1,411,069 | 780,151 | 1,184,262 | 49,655 | 61,045 | 52,123 | 922,763 | 179,270 | 857,232 | 493,656 | 11,831 | 2,162,682 | 21,796,611 |
| 10 | 2018/ 19 | 1,107,050 | 12,052,803 | 1,310,392 | 1,490,089 | 836,252 | 1,371,410 | 53,236 | 65,372 | 55,283 | 988,168 | 191,976 | 917,992 | 523,672 | 12,579 | 2,544,646 | 23,520,920 |
| 11 | 2019/ 20 | 1,244,959 | 12,700,449 | 1,385,710 | 1,568,965 | 894,842 | 1,593,461 | 57,720 | 69,808 | 58,415 | 1,055,228 | 205,004 | 980,289 | 553,407 | 13,270 | 2,977,063 | 25,358,591 |
| 12 | 2020/ 21 | 1,367,009 | 13,061,417 | 1,427,880 | 1,612,893 | 932,329 | 1,800,170 | 62,030 | 72,547 | 60,165 | 1,096,633 | 213,048 | 1,018,754 | 570,028 | 13,603 | 3,387,073 | 26,695,580 |
| 13 | 2021/ 22 | 1,439,273 | 13,430,663 | 1,471,334 | 1,657,793 | 970,319 | 1,950,413 | 66,292 | 75,335 | 61,960 | 1,138,774 | 221,235 | 1,057,902 | 587,074 | 13,954 | 3,659,063 | 27,801,383 |
| 14 | 2022/ 23 | 1,537,446 | 13,858,469 | 1,520,956 | 1,709,954 | 1,016,130 | 2,184,876 | 71,705 | 78,641 | 64,021 | 1,188,742 | 230,942 | 1,104,321 | 606,640 | 14,315 | 3,979,183 | 29,166,342 |
| 15 | 2023/ 24 | 1,625,170 | 14,595,210 | 1,607,003 | 1,799,598 | 1,082,788 | 2,404,339 | 76,612 | 83,701 | 67,594 | 1,265,231 | 245,802 | 1,175,377 | 640,578 | 15,115 | 4,285,530 | 30,969,648 |
| 16 | 2024/ 25 | 1,761,960 | 15,313,610 | 1,690,877 | 1,886,998 | 1,147,787 | 2,740,541 | 81,448 | 88,636 | 71,081 | 1,339,840 | 260,297 | 1,244,688 | 673,686 | 15,897 | 4,763,268 | 33,080,612 |
| 17 | 2025/ 26 | 1,585,604 | 14,974,176 | 1,654,823 | 1,844,859 | 1,057,789 | 2,349,876 | 64,859 | 83,226 | 69,543 | 1,258,060 | 244,408 | 1,168,715 | 659,099 | 16,377 | 4,357,379 | 31,388,795 |
| 18 | 2026/ 27 | 1,607,017 | 15,208,895 | 1,683,078 | 1,873,238 | 1,066,636 | 2,408,065 | 64,041 | 84,195 | 70,705 | 1,272,709 | 247,254 | 1,182,323 | 670,133 | 16,810 | 4,478,348 | 31,933,446 |
| 19 | 2027/ 28 | 1,684,088 | 15,617,018 | 1,730,903 | 1,922,882 | 1,103,383 | 2,593,550 | 67,456 | 86,990 | 72,686 | 1,314,958 | 255,462 | 1,221,572 | 688,945 | 17,257 | 4,751,682 | 33,128,833 |
| 20 | 2028/ 29 | 1,736,551 | 15,968,902 | 1,771,652 | 1,965,568 | 1,130,460 | 2,728,163 | 69,289 | 89,169 | 74,410 | 1,347,893 | 261,860 | 1,252,167 | 705,320 | 17,717 | 4,963,283 | 34,082,406 |
| 21 | 2029/ 30 | 1,816,244 | 16,479,540 | 1,831,511 | 2,027,681 | 1,177,109 | 2,942,692 | 73,406 | 92,703 | 76,888 | 1,401,305 | 272,237 | 1,301,785 | 728,860 | 18,269 | 5,278,482 | 35,518,710 |
| 22 | 2030/ 31 | 1,895,980 | 16,987,884 | 1,891,042 | 2,089,515 | 1,221,889 | 3,167,402 | 77,857 | 96,131 | 79,356 | 1,453,121 | 282,303 | 1,349,921 | 752,293 | 18,838 | 5,608,840 | 36,972,372 |
| 23 | 2031/ 32 | 1,978,550 | 17,488,600 | 1,949,595 | 2,150,422 | 1,263,670 | 3,376,046 | 82,286 | 99,381 | 81,787 | 1,502,262 | 291,850 | 1,395,572 | 775,376 | 19,427 | 5,919,015 | 38,373,840 |
| 24 | 2032/ 33 | 770,374 | 4,309,151 | 489,360 | 528,561 | 421,477 | 1,627,474 | 87,258 | 30,632 | 20,323 | 463,044 | 89,954 | 430,152 | 192,739 | 3,657 | 2,575,563 | 12,039,718 |
| 25 | 2033/ 34 | 482,166 | 1,291,637 | 155,621 | 157,119 | 233,850 | 1,224,691 | 36,275 | 15,187 | 6,264 | 229,577 | 44,596 | 213,263 | 59,481 | 0 | 1,789,470 | 5,939,197 |
| 26 | 2034/ 35 | 497,882 | 1,347,138 | 162,306 | 163,870 | 243,918 | 1,277,416 | 37,836 | 15,840 | 6,534 | 239,461 | 46,516 | 222,445 | 62,039 | 0 | 1,865,408 | 6,188,608 |
| 27 | 2035/ 36 | 514,070 | 1,404,302 | 169,190 | 170,822 | 254,287 | 1,331,723 | 39,445 | 16,514 | 6,811 | 249,641 | 48,494 | 231,902 | 64,673 | 0 | 1,943,627 | 6,445,500 |
| 28 | 2036/ 37 | 530,743 | 1,463,178 | 176,280 | 177,983 | 264,968 | 1,387,659 | 41,102 | 17,207 | 7,097 | 260,127 | 50,531 | 241,642 | 67,387 | 0 | 2,024,196 | 6,710,099 |
| 29 | 2037/ 38 | 547,917 | 1,523,818 | 183,583 | 185,358 | 275,969 | 1,445,273 | 42,808 | 17,922 | 7,391 | 270,927 | 52,629 | 251,675 | 70,182 | 0 | 2,107,184 | 6,982,636 |
| 30 | 2038/ 39 | 565,606 | 1,586,275 | 191,105 | 192,954 | 287,301 | 1,504,615 | 44,566 | 18,658 | 7,694 | 282,051 | 54,790 | 262,009 | 73,060 | 0 | 2,192,665 | 7,263,348 |
| 31 | 2039/ 40 | 583,826 | 1,650,604 | 198,851 | 200,778 | 298,972 | 1,565,738 | 46,376 | 19,416 | 8,007 | 293,509 | 57,016 | 272,652 | 76,025 | 0 | 2,280,713 | 7,552,481 |
| 32 | 2040/ 41 | 602,592 | 1,716,861 | 206,830 | 208,836 | 310,993 | 1,628,694 | 48,241 | 20,196 | 8,328 | 305,310 | 59,308 | 283,615 | 79,078 | 0 | 2,371,405 | 7,850,288 |
| 33 | 2041/ 42 | 621,921 | 1,785,103 | 215,049 | 217,135 | 323,375 | 1,693,539 | 50,161 | 21,001 | 8,659 | 317,466 | 61,669 | 294,907 | 82,224 | 0 | 2,464,819 | 8,157,029 |
| 34 | 2042/ 43 | 641,830 | 1,855,391 | 223,513 | 225,684 | 336,128 | 1,760,329 | 52,140 | 21,829 | 9,001 | 329,986 | 64,102 | 306,538 | 85,463 | 0 | 2,561,039 | 8,472,971 |
| 35 | 2043/ 44 | 47,878 | 136,907 | 16,491 | 16,681 | 24,623 | 128,953 | 3,819 | 1,600 | 663 | 24,184 | 4,698 | 22,467 | 6,301 | 0 | 186,424 | 621,688 |
| Subtotal: Pre-$400M | | 1,186,874 | 21,410,282 | 2,251,606 | 2,665,511 | 1,315,779 | 985,363 | 74,131 | 104,066 | 95,701 | 1,573,065 | 305,608 | 1,461,354 | 905,429 | 21,580 | 1,908,845 | 36,265,194 |
| Subtotal: Post-$400M | | 33,624,299 | 292,880,862 | 32,289,062 | 36,115,370 | 22,419,779 | 55,116,151 | 1,749,237 | 1,716,300 | 1,355,880 | 25,943,963 | 5,040,189 | 24,101,363 | 12,848,731 | 294,627 | 94,670,465 | 640,166,276 |
| **TOTAL** | | 34,811,173 | 314,291,144 | 34,540,668 | 38,780,881 | 23,735,558 | 56,101,514 | 1,823,368 | 1,820,366 | 1,451,582 | 27,517,028 | 5,345,797 | 25,562,716 | 13,754,160 | 316,207 | 96,579,310 | 676,431,470 |
| **Cumulative** | | | | | | | | | | | | | | | 0 | | |
| To | 2019/ 20 | 6,110,920 | 86,780,169 | 9,256,572 | 10,771,652 | 5,600,174 | 6,133,645 | 331,596 | 441,250 | 392,244 | 6,669,964 | 1,295,810 | 6,196,295 | 3,712,990 | 89,123 | 11,439,101 | 155,221,506 |
| To | 2029/ 30 | 20,658,721 | 226,545,336 | 24,618,266 | 28,010,649 | 15,530,496 | 26,598,487 | 969,395 | 1,218,145 | 1,038,727 | 18,413,588 | 3,577,297 | 17,105,921 | 9,839,089 | 238,299 | 49,394,954 | 443,757,370 |
| To | 2043/ 44 | 34,811,173 | 314,291,144 | 34,540,668 | 38,780,881 | 23,735,558 | 56,101,514 | 1,823,368 | 1,820,366 | 1,451,582 | 27,517,028 | 5,345,797 | 25,562,716 | 13,754,160 | 316,207 | 96,579,310 | 676,431,470 |

* The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

**Table A-5**
**Pass-Through Payments to Affected Taxing Entities**
**Fremont Merged Project Area**
**(In Present Value or Constant 2010 Dollars)**

| Year (N) | Fiscal Year | (1) City of Fremont* | (2) Alameda County | (3) County Flood Control & Flood Control Zones 5 & 6 | (4) County Library | (5) Ohlone CCD | (6) Fremont Unified School District | (7) COE | (8) Bay Area Air Quality Mgmt. | (9) Mosquito Abatement District | (10) A.C. Transit District No. 2 | (11) Bay Area Rapid Transit District | (12) East Bay Regional Park District | (13) ACWD | (14) ACRC | (15) ERAF | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2009/ 10 | 390,223 | 8,020,516 | 839,846 | 999,376 | 480,695 | 304,640 | 25,663 | 107,393 | 35,737 | 577,323 | 112,160 | 536,324 | 338,051 | 8,105 | 606,171 | 13,313,025 |
| 2 | 2010/ 11 | 401,667 | 7,929,003 | 834,529 | 986,920 | 482,160 | 309,641 | 25,916 | 107,623 | 35,471 | 578,888 | 112,464 | 537,779 | 335,600 | 8,088 | 634,074 | 13,250,497 |
| 3 | 2011/ 12 | 439,466 | 7,636,211 | 805,455 | 950,054 | 468,535 | 313,726 | 26,097 | 104,267 | 34,218 | 561,920 | 109,167 | 522,015 | 323,772 | 7,803 | 696,282 | 12,931,895 |
| 4 | 2012/ 13 | 450,340 | 7,606,309 | 806,920 | 945,178 | 474,740 | 350,907 | 26,460 | 105,599 | 34,240 | 569,005 | 110,544 | 528,597 | 324,048 | 7,851 | 736,141 | 13,008,920 |
| 5 | 2013/ 14 | 512,887 | 7,622,489 | 813,138 | 946,131 | 487,377 | 467,959 | 27,911 | 107,372 | 34,455 | 582,201 | 113,107 | 540,856 | 326,151 | 7,886 | 859,587 | 13,380,652 |
| 6 | 2014/ 15 | 562,665 | 7,613,258 | 816,385 | 943,955 | 496,628 | 566,866 | 28,873 | 108,819 | 34,552 | 591,959 | 115,003 | 549,921 | 327,134 | 7,913 | 1,046,141 | 13,740,413 |
| 7 | 2015/ 16 | 600,437 | 7,365,551 | 791,752 | 912,790 | 487,263 | 650,591 | 29,485 | 106,144 | 33,489 | 579,310 | 112,545 | 538,170 | 317,095 | 7,643 | 1,223,896 | 13,688,340 |
| 8 | 2016/ 17 | 615,452 | 7,153,407 | 770,629 | 886,095 | 481,111 | 701,362 | 30,444 | 103,793 | 32,579 | 570,016 | 110,740 | 529,535 | 308,504 | 7,388 | 1,291,921 | 13,526,893 |
| 9 | 2017/ 18 | 623,464 | 7,154,304 | 774,410 | 885,322 | 489,476 | 743,021 | 31,154 | 105,141 | 32,703 | 578,953 | 112,476 | 537,838 | 309,726 | 7,423 | 1,356,893 | 13,675,464 |
| 10 | 2018/ 19 | 655,261 | 7,134,035 | 775,619 | 881,982 | 494,976 | 811,735 | 31,510 | 106,153 | 32,722 | 584,895 | 113,630 | 543,358 | 309,960 | 7,446 | 1,506,172 | 13,921,997 |
| 11 | 2019/ 20 | 695,179 | 7,091,864 | 773,773 | 876,102 | 499,675 | 889,781 | 32,231 | 106,521 | 32,619 | 589,234 | 114,473 | 547,388 | 309,019 | 7,410 | 1,662,377 | 14,160,105 |
| 12 | 2020/ 21 | 720,123 | 6,880,591 | 752,189 | 849,652 | 491,140 | 948,307 | 32,677 | 103,992 | 31,694 | 577,693 | 112,231 | 536,667 | 300,284 | 7,166 | 1,784,268 | 14,062,898 |
| 13 | 2021/ 22 | 715,274 | 6,674,628 | 731,208 | 823,872 | 482,219 | 969,296 | 32,945 | 101,533 | 30,792 | 565,936 | 109,947 | 525,745 | 291,758 | 6,935 | 1,818,442 | 13,816,436 |
| 14 | 2022/ 23 | 720,815 | 6,497,391 | 713,084 | 801,693 | 476,401 | 1,024,355 | 33,618 | 99,328 | 30,015 | 557,329 | 108,275 | 517,749 | 284,417 | 6,711 | 1,865,596 | 13,674,319 |
| 15 | 2023/ 24 | 718,814 | 6,455,476 | 710,779 | 795,964 | 478,918 | 1,063,442 | 33,886 | 99,540 | 29,897 | 559,613 | 108,718 | 519,870 | 283,328 | 6,685 | 1,895,494 | 13,697,905 |
| 16 | 2024/ 25 | 735,204 | 6,389,834 | 705,544 | 787,379 | 478,932 | 1,143,532 | 33,985 | 99,315 | 29,659 | 559,068 | 108,613 | 519,365 | 281,105 | 6,633 | 1,987,545 | 13,803,384 |
| 17 | 2025/ 26 | 624,167 | 5,894,529 | 651,415 | 726,222 | 416,395 | 925,020 | 25,532 | 93,709 | 27,375 | 495,231 | 96,210 | 460,060 | 259,452 | 6,447 | 1,715,266 | 12,356,083 |
| 18 | 2026/ 27 | 596,789 | 5,648,042 | 625,035 | 695,654 | 396,111 | 894,270 | 23,782 | 90,657 | 26,257 | 472,639 | 91,821 | 439,073 | 248,863 | 6,243 | 1,663,099 | 11,858,945 |
| 19 | 2027/ 28 | 590,010 | 5,471,325 | 606,411 | 673,670 | 386,564 | 908,634 | 23,633 | 88,355 | 25,465 | 460,687 | 89,499 | 427,970 | 241,368 | 6,046 | 1,664,722 | 11,606,481 |
| 20 | 2028/ 29 | 573,953 | 5,277,930 | 585,554 | 649,646 | 373,632 | 901,693 | 22,901 | 86,035 | 24,593 | 445,496 | 86,548 | 413,858 | 233,118 | 5,856 | 1,640,430 | 11,264,679 |
| 21 | 2029/ 30 | 566,313 | 5,138,398 | 571,074 | 632,240 | 367,028 | 917,545 | 22,888 | 84,374 | 23,974 | 436,933 | 84,885 | 405,903 | 227,262 | 5,696 | 1,645,856 | 11,074,902 |
| 22 | 2030/ 31 | 557,713 | 4,997,078 | 556,260 | 614,642 | 359,425 | 931,708 | 22,902 | 82,534 | 23,343 | 427,443 | 83,041 | 397,087 | 221,291 | 5,541 | 1,649,871 | 10,875,623 |
| 23 | 2031/ 32 | 549,058 | 4,853,176 | 541,023 | 596,753 | 350,675 | 936,870 | 22,835 | 80,487 | 22,696 | 416,885 | 80,990 | 387,278 | 215,171 | 5,391 | 1,642,557 | 10,648,936 |
| 24 | 2032/ 33 | 201,682 | 1,128,124 | 128,113 | 138,376 | 110,342 | 426,068 | 22,844 | 23,052 | 5,320 | 121,224 | 23,550 | 112,613 | 50,459 | 957 | 674,275 | 3,151,965 |
| 25 | 2033/ 34 | 119,085 | 319,007 | 38,435 | 38,805 | 57,756 | 302,472 | 8,959 | 10,522 | 1,547 | 56,701 | 11,014 | 52,671 | 14,691 | 0 | 441,961 | 1,466,854 |
| 26 | 2034/ 35 | 116,006 | 313,881 | 37,817 | 38,181 | 56,833 | 297,636 | 8,816 | 10,351 | 1,522 | 55,794 | 10,838 | 51,829 | 14,455 | 0 | 434,637 | 1,441,937 |
| 27 | 2035/ 36 | 112,998 | 308,680 | 37,190 | 37,548 | 55,895 | 292,726 | 8,670 | 10,178 | 1,497 | 54,874 | 10,659 | 50,974 | 14,216 | 0 | 427,229 | 1,416,786 |
| 28 | 2036/ 37 | 110,059 | 303,416 | 36,555 | 36,908 | 54,946 | 287,756 | 8,523 | 10,003 | 1,472 | 53,942 | 10,478 | 50,109 | 13,974 | 0 | 419,753 | 1,391,460 |
| 29 | 2037/ 38 | 107,189 | 298,105 | 35,914 | 36,262 | 53,988 | 282,739 | 8,375 | 9,827 | 1,446 | 53,001 | 10,296 | 49,235 | 13,730 | 0 | 412,229 | 1,366,014 |
| 30 | 2038/ 39 | 104,386 | 292,758 | 35,270 | 35,611 | 53,023 | 277,687 | 8,225 | 9,649 | 1,420 | 52,054 | 10,112 | 48,355 | 13,484 | 0 | 404,671 | 1,340,500 |
| 31 | 2039/ 40 | 101,650 | 287,387 | 34,622 | 34,957 | 52,054 | 272,611 | 8,075 | 9,471 | 1,394 | 51,103 | 9,927 | 47,472 | 13,237 | 0 | 397,095 | 1,314,964 |
| 32 | 2040/ 41 | 98,979 | 282,003 | 33,973 | 34,302 | 51,082 | 267,521 | 7,924 | 9,293 | 1,368 | 50,149 | 9,742 | 46,585 | 12,989 | 0 | 389,515 | 1,289,448 |
| 33 | 2041/ 42 | 96,371 | 276,615 | 33,323 | 33,647 | 50,109 | 262,426 | 7,773 | 9,114 | 1,342 | 49,194 | 9,556 | 45,698 | 12,741 | 0 | 381,942 | 1,263,992 |
| 34 | 2042/ 43 | 93,827 | 271,233 | 32,675 | 32,992 | 49,137 | 257,336 | 7,622 | 8,936 | 1,316 | 48,239 | 9,371 | 44,812 | 12,494 | 0 | 374,389 | 1,238,632 |
| 35 | 2043/ 44 | 6,603 | 18,881 | 2,274 | 2,300 | 3,396 | 17,784 | 527 | 221 | 91 | 3,335 | 648 | 3,098 | 869 | 0 | 25,710 | 85,738 |
| Subtotal: Pre-$400M | | 1,121,975 | 20,386,171 | 2,143,545 | 2,538,093 | 1,251,209 | 928,008 | 70,266 | 276,185 | 91,113 | 1,496,298 | 290,694 | 1,390,038 | 862,011 | 20,556 | 1,801,437 | 34,490,402 |
| Subtotal: Post-$400M | | 13,762,133 | 136,219,264 | 14,894,647 | 16,823,088 | 9,797,427 | 19,991,656 | 683,394 | 2,123,118 | 627,170 | 11,491,970 | 2,232,586 | 10,675,820 | 5,941,802 | 140,707 | 35,574,769 | 279,616,678 |
| **TOTAL** | | 14,884,109 | 156,605,435 | 17,038,192 | 19,361,182 | 11,048,636 | 20,919,664 | 753,661 | 2,399,303 | 718,283 | 12,988,268 | 2,523,280 | 12,065,857 | 6,803,813 | 161,262 | 37,376,207 | 314,107,080 |
| **Cumulative** | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| To | 2019/ 20 | 4,646,270 | 68,265,349 | 7,269,929 | 8,476,325 | 4,370,685 | 4,527,595 | 255,524 | 953,010 | 308,174 | 5,211,887 | 1,012,542 | 4,841,764 | 2,917,005 | 70,100 | 8,538,583 | 121,056,525 |
| To | 2029/ 30 | 11,256,146 | 131,974,457 | 14,266,276 | 16,335,869 | 8,901,398 | 13,736,139 | 548,370 | 1,935,604 | 602,658 | 10,564,861 | 2,052,488 | 9,814,585 | 5,707,461 | 137,821 | 25,643,584 | 252,241,029 |
| To | 2043/ 44 | 14,884,109 | 156,605,435 | 17,038,192 | 19,361,182 | 11,048,636 | 20,919,664 | 753,661 | 2,399,303 | 718,283 | 12,988,268 | 2,523,280 | 12,065,857 | 6,803,813 | 161,262 | 37,376,207 | 314,107,080 |

* The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.
Present value discounted at: 6.0%

## Table B-1
## Summary of Tax Increment Projections
## Industrial Area (Portion of Merged Project Area)

| Summary of Assumptions | |
|---|---|
| **Growth Assumptions** | |
| Base Year, FY 1983/84 Assessed Value | 68,250,876 |
| FY 2009/10 Secured Assessed Value | 2,399,344,875 |
| FY 2009/10 State Board Assessed Value | 0 |
| FY 2009/10 Unsecured Assessed Value | 580,366,265 |
| FY 2009/10 Total Assessed Value | 2,979,711,140 |
| FY 2008/09 Unitary Payments | 315,097 |
| Annual Inflation Adjustment on Secured AV | 2.0% |
| Annual Growth from Reassessments on Secured AV | 1.0% |
| 0% | |
| Annual Growth in State Board AV | 0.0% |
| Annual Growth in Unsecured AV | 0.0% |
| Annual Growth in Unitary Payments | 0.0% |
| **Tax Increment Cap** | |
| Historical Tax Increment Towards Cap Through FY 2008/09, Prior to County Administration Fee Deduction, Exclusive of State ERAF Payments | $321,335,710 |
| $1.5 Billion Cap | |
| **County Property Tax Administration Fee** | |
| FY 2008/09 County Admin Fee | $214,607 |
| **Present Value Discount Rate** | |
| Present value discounted to 2009/10 at: | 6.0% |

| Tax Increment Projections From FY 2009/10 Through End of Project | | | | | | |
|---|---|---|---|---|---|---|
| | Future Dollars | | | Present Value | | |
| | Pre-$400M Cap | Post-$400M Cap | Total | Pre-$400M Cap | Post-$400M Cap | Total |
| **Tax Increment to Agency** | | | | | | |
| Gross Incremental Tax Revenues | 79,441,780 | 1,110,880,428 | 1,190,322,208 | 75,664,233 | 528,959,769 | 604,624,003 |
| Less: 2% Inflation Allocation * | 777,490 | 10,880,428 | 11,657,918 | 740,411 | 5,076,284 | 5,816,696 |
| Less: County Property Tax Admin Fee | 873,860 | 12,219,685 | 13,093,544 | 832,307 | 5,818,557 | 6,650,864 |
| Claimed Tax Increment to Agency (100% claim factor) | 77,790,430 | 1,087,780,315 | 1,165,570,746 | 74,091,515 | 518,064,927 | 592,156,443 |
| **TI Available to Agency After Obligations** | | | | | | |
| Claimed Tax Increment to Agency | 77,790,430 | 1,087,780,315 | 1,165,570,746 | 74,091,515 | 518,064,927 | 592,156,443 |
| Less: Pass-Throughs to Taxing Entities | 31,277,783 | 470,823,855 | 502,101,638 | 29,792,495 | 221,149,936 | 250,942,431 |
| TI Available to Agency After Obligations | 46,512,648 | 616,956,460 | 663,469,107 | 44,299,020 | 296,914,992 | 341,214,012 |
| **Projected Use of TI Funds** | | | | | | |
| Agency Administration (Non-Hsg) | 4,204,261 | 62,042,696 | 66,246,957 | 4,003,638 | 28,976,947 | 32,980,584 |
| TI Available for Housing Programs | 15,732,858 | 220,000,000 | 235,732,858 | 14,984,764 | 104,776,697 | 119,761,461 |
| TI Available for Non-Housing Projects | 26,575,529 | 334,913,764 | 361,489,292 | 25,310,618 | 163,161,348 | 188,471,966 |
| Total TI Funds Used by Agency | 46,512,648 | 616,956,460 | 663,469,107 | 44,299,020 | 296,914,992 | 341,214,012 |
| *Subtotal, TI for Housing & Projects* | *42,308,387* | *554,913,764* | *597,222,150* | *40,295,383* | *267,938,045* | *308,233,427* |
| **Cumulative TI for Housing Programs** | | | | | | |
| 2017/ 18 | | | 65,545,623 | | | 51,507,312 |
| 2027/ 28 | | | 177,097,299 | | | 102,119,636 |
| 2033/ 34 | | | 235,732,858 | | | 119,761,461 |
| **Cumulative TI for Non-Housing Projects** | | | | | | |
| 2017/ 18 | | | 109,379,861 | | | 86,130,700 |
| 2027/ 28 | | | 279,468,534 | | | 163,765,400 |
| 2033/ 34 | | | 361,489,292 | | | 188,471,966 |

* The Industrial Redevelopment Plan prohibits the Agency from claiming an amount equal to the amount that would have been paid as a 2% inflation allocation had all of the taxing entities taken such an election.

## Table B-2
## Net Tax Increment Available for Housing and Non-Housing Projects and Agency Obligations
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| | | TI to Agency | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | | | | |
| Year (N) | Fiscal Year | Claimed Tax Increment* | Pass-Through Payments | Agency Admin Expenses | (4) Annual | (5) Cumulative | (6) Annual | (7) Cumulative |
| Base | 1983/ 84 | | | | | | | |
| 26 | 2009/ 10 | 29,148,288 | 11,764,229 | 1,576,777 | 5,895,146 | 5,895,146 | 9,912,136 | 9,912,136 |
| 27 | 2010/ 11 | 30,934,467 | 12,383,433 | 1,655,615 | 6,256,387 | 12,151,533 | 10,639,031 | 20,551,167 |
| 28 | 2011/ 12 | 31,673,991 | 12,753,757 | 1,738,396 | 6,405,970 | 18,557,504 | 10,775,868 | 31,327,035 |
| 29 | 2012/ 13 | 33,901,747 | 13,541,344 | 1,825,316 | 6,856,510 | 25,414,014 | 11,678,576 | 43,005,611 |
| 30 | 2013/ 14 | 36,210,929 | 14,526,057 | 1,916,582 | 7,323,518 | 32,737,532 | 12,444,772 | 55,450,383 |
| 31 | 2014/ 15 | 38,633,302 | 15,665,479 | 2,012,411 | 7,813,416 | 40,550,947 | 13,141,996 | 68,592,379 |
| 32 | 2015/ 16 | 39,595,370 | 16,374,628 | 2,113,032 | 8,008,005 | 48,558,952 | 13,099,705 | 81,692,083 |
| 33 | 2016/ 17 | 40,617,104 | 16,864,964 | 2,218,683 | 8,214,661 | 56,773,614 | 13,318,796 | 95,010,880 |
| 34 | 2017/ 18 | 43,373,010 | 17,902,402 | 2,329,617 | 8,772,010 | 65,545,623 | 14,368,981 | 109,379,861 |
| 35 | 2018/ 19 | 46,228,793 | 19,264,041 | 2,446,098 | 9,349,557 | 74,895,180 | 15,169,097 | 124,548,957 |
| 36 | 2019/ 20 | 48,866,089 | 20,585,515 | 2,568,403 | 9,882,921 | 84,778,101 | 15,829,250 | 140,378,207 |
| 37 | 2020/ 21 | 50,137,595 | 21,448,337 | 2,696,823 | 10,140,090 | 94,918,191 | 15,852,345 | 156,230,552 |
| 38 | 2021/ 22 | 51,476,447 | 22,098,795 | 2,831,664 | 10,410,879 | 105,329,070 | 16,135,109 | 172,365,661 |
| 39 | 2022/ 23 | 52,855,644 | 22,814,313 | 2,973,248 | 10,689,827 | 116,018,897 | 16,378,257 | 188,743,918 |
| 40 | 2023/ 24 | 55,909,681 | 24,061,660 | 3,121,910 | 11,307,470 | 127,326,367 | 17,418,641 | 206,162,559 |
| 41 | 2024/ 25 | 58,894,743 | 25,634,518 | 3,278,005 | 11,911,165 | 139,237,532 | 18,071,055 | 224,233,614 |
| 42 | 2025/ 26 | 60,728,496 | 26,843,739 | 3,441,906 | 12,282,038 | 151,519,570 | 18,160,813 | 242,394,426 |
| 43 | 2026/ 27 | 62,380,781 | 27,758,864 | 3,614,001 | 12,616,215 | 164,135,785 | 18,391,702 | 260,786,128 |
| 44 | 2027/ 28 | 64,088,066 | 28,649,444 | 3,794,701 | 12,961,515 | 177,097,299 | 18,682,406 | 279,468,534 |
| 45 | 2028/ 29 | 65,846,772 | 29,567,431 | 3,984,436 | 13,317,214 | 190,414,513 | 18,977,690 | 298,446,224 |
| 46 | 2029/ 30 | 67,952,819 | 30,605,472 | 4,183,658 | 13,743,155 | 204,157,669 | 19,420,533 | 317,866,758 |
| 47 | 2030/ 31 | 70,125,202 | 31,738,664 | 4,392,841 | 14,182,512 | 218,340,181 | 19,811,185 | 337,677,942 |
| 48 | 2031/ 32 | 72,371,892 | 32,911,885 | 4,612,483 | 14,636,897 | 232,977,078 | 20,210,628 | 357,888,570 |
| 49 | 2032/ 33 | 13,619,520 | 6,342,668 | 920,351 | 2,755,780 | 235,732,858 | 3,600,722 | 361,489,292 |
| 50 | 2033/ 34 | | | 0 | 0 | 235,732,858 | 0 | 361,489,292 |
| Subtotal: Pre-$400M | | 77,790,430 | 31,277,783 | 4,204,261 | 15,732,858 | | 26,575,529 | |
| Subtotal: Post-$400M | | 1,087,780,315 | 470,823,855 | 62,042,696 | 220,000,000 | | 334,913,764 | |
| **TOTAL** | | **1,165,570,746** | **502,101,638** | **66,246,957** | **235,732,858** | | **361,489,292** | |
| **Cumulative** | | | | | | | | |
| To: | 2017/ 18 | 324,088,206 | 131,776,293 | 17,386,429 | 65,545,623 | | 109,379,861 | |
| To: | 2027/ 28 | 875,654,540 | 370,935,519 | 48,153,189 | 177,097,299 | | 279,468,534 | |
| To: | 2033/ 34 | 1,165,570,746 | 502,101,638 | 66,246,957 | 235,732,858 | | 361,489,292 | |

* See Table B-4 for Claimed Tax Increment calculation.

## Table B-3
## Net Tax Increment Available for Housing and Non-Housing Projects and Agency Obligations
## Industrial Area (Portion of Merged Project Area)
## (In Present Value or Constant 2010 Dollars)

| | | TI to Agency | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | | | | |
| Year (N) | Fiscal Year | Claimed Tax Increment | Pass-Through Payments | Agency Admin Expenses | (4) Annual | (5) Cumulative | (6) Annual | (7) Cumulative |
| Base | 1983/ 84 | | | | | | | |
| 26 | 2009/ 10 | 29,148,288 | 11,764,229 | 1,576,777 | 5,895,146 | 5,895,146 | 9,912,136 | 9,912,136 |
| 27 | 2010/ 11 | 29,183,459 | 11,682,484 | 1,561,901 | 5,902,252 | 11,797,398 | 10,036,822 | 19,948,958 |
| 28 | 2011/ 12 | 28,189,739 | 11,350,798 | 1,547,166 | 5,701,291 | 17,498,689 | 9,590,484 | 29,539,442 |
| 29 | 2012/ 13 | 28,464,560 | 11,369,573 | 1,532,571 | 5,756,858 | 23,255,547 | 9,805,558 | 39,345,000 |
| 30 | 2013/ 14 | 28,682,447 | 11,505,998 | 1,518,112 | 5,800,912 | 29,056,459 | 9,857,425 | 49,202,424 |
| 31 | 2014/ 15 | 28,869,050 | 11,706,157 | 1,503,791 | 5,838,639 | 34,895,098 | 9,820,464 | 59,022,888 |
| 32 | 2015/ 16 | 27,913,173 | 11,543,467 | 1,489,604 | 5,645,328 | 40,540,426 | 9,234,775 | 68,257,663 |
| 33 | 2016/ 17 | 27,012,694 | 11,216,164 | 1,475,551 | 5,463,219 | 46,003,644 | 8,857,760 | 77,115,423 |
| 34 | 2017/ 18 | 27,212,763 | 11,232,188 | 1,461,631 | 5,503,667 | 51,507,312 | 9,015,277 | 86,130,700 |
| 35 | 2018/ 19 | 27,362,751 | 11,402,356 | 1,447,842 | 5,533,988 | 57,041,300 | 8,978,565 | 95,109,265 |
| 36 | 2019/ 20 | 27,286,569 | 11,494,844 | 1,434,183 | 5,518,571 | 62,559,872 | 8,838,970 | 103,948,235 |
| 37 | 2020/ 21 | 26,411,860 | 11,298,716 | 1,420,653 | 5,341,673 | 67,901,545 | 8,350,818 | 112,299,053 |
| 38 | 2021/ 22 | 25,582,217 | 10,982,424 | 1,407,250 | 5,173,888 | 73,075,432 | 8,018,655 | 120,317,707 |
| 39 | 2022/ 23 | 24,780,788 | 10,696,240 | 1,393,974 | 5,011,808 | 78,087,240 | 7,678,766 | 127,996,473 |
| 40 | 2023/ 24 | 24,728,906 | 10,642,495 | 1,380,824 | 5,001,305 | 83,088,545 | 7,704,282 | 135,700,755 |
| 41 | 2024/ 25 | 24,574,719 | 10,696,389 | 1,367,797 | 4,970,113 | 88,058,658 | 7,540,420 | 143,241,175 |
| 42 | 2025/ 26 | 23,905,547 | 10,566,938 | 1,354,893 | 4,834,779 | 92,893,437 | 7,148,936 | 150,390,111 |
| 43 | 2026/ 27 | 23,166,003 | 10,308,654 | 1,342,111 | 4,685,213 | 97,578,650 | 6,830,024 | 157,220,135 |
| 44 | 2027/ 28 | 22,452,856 | 10,037,155 | 1,329,450 | 4,540,986 | 102,119,636 | 6,545,265 | 163,765,400 |
| 45 | 2028/ 29 | 21,763,215 | 9,772,421 | 1,316,908 | 4,401,513 | 106,521,149 | 6,272,374 | 170,037,773 |
| 46 | 2029/ 30 | 21,188,010 | 9,542,931 | 1,304,484 | 4,285,181 | 110,806,330 | 6,055,414 | 176,093,188 |
| 47 | 2030/ 31 | 20,627,707 | 9,336,100 | 1,292,178 | 4,171,863 | 114,978,192 | 5,827,567 | 181,920,755 |
| 48 | 2031/ 32 | 20,083,569 | 9,133,216 | 1,279,987 | 4,061,814 | 119,040,006 | 5,608,552 | 187,529,307 |
| 49 | 2032/ 33 | 3,565,553 | 1,660,493 | 240,945 | 721,456 | 119,761,461 | 942,659 | 188,471,966 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 119,761,461 | 0 | 188,471,966 |
| Subtotal: Pre-$400M | | 74,091,515 | 29,792,495 | 4,003,638 | 14,984,764 | | 25,310,618 | |
| Subtotal: Post-$400M | | 518,064,927 | 221,149,936 | 28,976,947 | 104,776,697 | | 163,161,348 | |
| **TOTAL** | | **592,156,443** | **250,942,431** | **32,980,584** | **119,761,461** | | **188,471,966** | |
| **Cumulative** | | | | | | | | |
| To: | 2017/ 18 | 254,676,174 | 103,371,059 | 13,667,104 | 51,507,312 | | 86,130,700 | |
| To: | 2027/ 28 | 504,928,389 | 211,497,271 | 27,546,081 | 102,119,636 | | 163,765,400 | |
| To: | 2033/ 34 | 592,156,443 | 250,942,431 | 32,980,584 | 119,761,461 | | 188,471,966 | |

Present Value Discount Rate: 6.0%

## Table B-4
## Claimed Tax Increment
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| | | | | Tax Revenues Net of 2% Inflation Allocation | | | | Claimed Tax Increment to Agency | |
|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Gross Incremental Tax Revenues With Cap | (2) 2% Inflation Allocation | (3) Annual | (4) Cumulative Include Historical | (5) County Admin Fee | (6) Potential Tax Increment | (7) Claim Factor | (8) Claimed Tax Increment |
| Base | 1983/ 84 | | | | | | | | |
| 26 | 2009/ 10 | 29,767,484 | 291,754 | 29,475,730 | 350,811,440 | 327,442 | 29,148,288 | 100.00% | 29,148,288 |
| 27 | 2010/ 11 | 31,588,191 | 306,254 | 31,281,937 | 382,093,377 | 347,470 | 30,934,467 | 100.00% | 30,934,467 |
| 28 | 2011/ 12 | 32,350,894 | 321,044 | 32,029,851 | 414,123,228 | 355,860 | 31,673,991 | 100.00% | 31,673,991 |
| 29 | 2012/ 13 | 34,618,681 | 336,129 | 34,282,552 | 448,405,780 | 380,805 | 33,901,747 | 100.00% | 33,901,747 |
| 30 | 2013/ 14 | 36,969,105 | 351,517 | 36,617,589 | 485,023,368 | 406,660 | 36,210,929 | 100.00% | 36,210,929 |
| 31 | 2014/ 15 | 39,434,291 | 367,212 | 39,067,079 | 524,090,447 | 433,777 | 38,633,302 | 100.00% | 38,633,302 |
| 32 | 2015/ 16 | 40,423,246 | 383,221 | 40,040,025 | 564,130,472 | 444,656 | 39,595,370 | 100.00% | 39,595,370 |
| 33 | 2016/ 17 | 41,472,856 | 399,550 | 41,073,306 | 605,203,778 | 456,201 | 40,617,104 | 100.00% | 40,617,104 |
| 34 | 2017/ 18 | 44,276,255 | 416,206 | 43,860,049 | 649,063,827 | 487,039 | 43,373,010 | 100.00% | 43,373,010 |
| 35 | 2018/ 19 | 47,180,979 | 433,195 | 46,747,784 | 695,811,611 | 518,991 | 46,228,793 | 100.00% | 46,228,793 |
| 36 | 2019/ 20 | 49,865,129 | 450,524 | 49,414,605 | 745,226,216 | 548,516 | 48,866,089 | 100.00% | 48,866,089 |
| 37 | 2020/ 21 | 51,168,650 | 468,199 | 50,700,450 | 795,926,666 | 562,855 | 50,137,595 | 100.00% | 50,137,595 |
| 38 | 2021/ 22 | 52,540,622 | 486,228 | 52,054,394 | 847,981,060 | 577,947 | 51,476,447 | 100.00% | 51,476,447 |
| 39 | 2022/ 23 | 53,953,753 | 504,618 | 53,449,135 | 901,430,195 | 593,491 | 52,855,644 | 100.00% | 52,855,644 |
| 40 | 2023/ 24 | 57,060,723 | 523,375 | 56,537,349 | 957,967,543 | 627,668 | 55,909,681 | 100.00% | 55,909,681 |
| 41 | 2024/ 25 | 60,098,332 | 542,507 | 59,555,825 | 1,017,523,368 | 661,082 | 58,894,743 | 100.00% | 58,894,743 |
| 42 | 2025/ 26 | 61,972,212 | 562,022 | 61,410,190 | 1,078,933,559 | 681,694 | 60,728,496 | 100.00% | 60,728,496 |
| 43 | 2026/ 27 | 63,663,002 | 581,927 | 63,081,074 | 1,142,014,633 | 700,293 | 62,380,781 | 100.00% | 62,380,781 |
| 44 | 2027/ 28 | 65,409,804 | 602,231 | 64,807,574 | 1,206,822,207 | 719,508 | 64,088,066 | 100.00% | 64,088,066 |
| 45 | 2028/ 29 | 67,209,011 | 622,940 | 66,586,071 | 1,273,408,277 | 739,299 | 65,846,772 | 100.00% | 65,846,772 |
| 46 | 2029/ 30 | 69,359,841 | 644,064 | 68,715,777 | 1,342,124,054 | 762,958 | 67,952,819 | 100.00% | 67,952,819 |
| 47 | 2030/ 31 | 71,578,172 | 665,610 | 70,912,562 | 1,413,036,617 | 787,360 | 70,125,202 | 100.00% | 70,125,202 |
| 48 | 2031/ 32 | 73,872,072 | 687,587 | 73,184,485 | 1,486,221,102 | 812,593 | 72,371,892 | 100.00% | 72,371,892 |
| 49 | 2032/ 33 | 14,488,902 | 710,004 | 13,778,898 | 1,500,000,000 | 159,378 | 13,619,520 | 100.00% | 13,619,520 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 1,500,000,000 | 0 | 0 | 0.00% | 0 |
| Subtotal: Pre-$400M | | 79,441,780 | 777,490 | 78,664,290 | | 873,860 | 77,790,430 | | 77,790,430 |
| Subtotal: Post-$400M | | 1,110,880,428 | 10,880,428 | 1,100,000,000 | | 12,219,685 | 1,087,780,315 | | 1,087,780,315 |
| **TOTAL** | | **1,190,322,208** | **11,657,918** | **1,178,664,290** | | **13,093,544** | **1,165,570,746** | | **1,165,570,746** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 330,901,004 | 3,172,887 | 327,728,117 | | 3,639,911 | 324,088,206 | | 324,088,206 |
| To: | 2027/ 28 | 893,814,210 | 8,327,713 | 885,486,497 | | 9,831,956 | 875,654,540 | | 875,654,540 |
| To: | 2033/ 34 | 1,190,322,208 | 11,657,918 | 1,178,664,290 | | 13,093,544 | 1,165,570,746 | | 1,165,570,746 |

(1) Refer to Table B-5 for the Incremental Tax Revenue calculation for each fiscal year.

## Table B-5
## Projected Tax Revenues Without Cap
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| | | First & Second Payments to Agency | | | Supplemental Payments | | Incremental Tax Revenues Without Cap | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Secured, State Board, Unsecured AV | (2) Increase in AV Over Base | (3) First & Second Payments | (4) Supplemental Secured Assessments | (5) Supp. Secured Payments | (6) First & Second Payments | (7) Supplemental Secured Payments | (8) Unitary Payments | (9) Total Incremental Tax Revenues |
| Base | 1983/ 84 | 68,250,876 | | | | | | | | |
| 26 | 2009/ 10 | 2,979,711,140 | 2,911,460,264 | 29,114,603 | 33,778,449 | 337,784 | 29,114,603 | 337,784 | 315,097 | 29,767,484 |
| 27 | 2010/ 11 | 3,061,476,486 | 2,993,225,610 | 29,932,256 | 134,083,802 | 1,340,838 | 29,932,256 | 1,340,838 | 315,097 | 31,588,191 |
| 28 | 2011/ 12 | 3,245,182,493 | 3,176,931,617 | 31,769,316 | 26,648,162 | 266,482 | 31,769,316 | 266,482 | 315,097 | 32,350,894 |
| 29 | 2012/ 13 | 3,325,126,980 | 3,256,876,104 | 32,568,761 | 173,482,375 | 1,734,824 | 32,568,761 | 1,734,824 | 315,097 | 34,618,681 |
| 30 | 2013/ 14 | 3,553,504,569 | 3,485,253,693 | 34,852,537 | 180,147,194 | 1,801,472 | 34,852,537 | 1,801,472 | 315,097 | 36,969,105 |
| 31 | 2014/ 15 | 3,793,114,530 | 3,724,863,654 | 37,248,637 | 187,055,768 | 1,870,558 | 37,248,637 | 1,870,558 | 315,097 | 39,434,291 |
| 32 | 2015/ 16 | 4,044,425,263 | 3,976,174,387 | 39,761,744 | 34,640,590 | 346,406 | 39,761,744 | 346,406 | 315,097 | 40,423,246 |
| 33 | 2016/ 17 | 4,148,347,033 | 4,080,096,157 | 40,800,962 | 35,679,808 | 356,798 | 40,800,962 | 356,798 | 315,097 | 41,472,856 |
| 34 | 2017/ 18 | 4,255,386,456 | 4,187,135,580 | 41,871,356 | 208,980,262 | 2,089,803 | 41,871,356 | 2,089,803 | 315,097 | 44,276,255 |
| 35 | 2018/ 19 | 4,537,867,122 | 4,469,616,246 | 44,696,162 | 216,971,971 | 2,169,720 | 44,696,162 | 2,169,720 | 315,097 | 47,180,979 |
| 36 | 2019/ 20 | 4,833,989,110 | 4,765,738,234 | 47,657,382 | 189,265,019 | 1,892,650 | 47,657,382 | 1,892,650 | 315,097 | 49,865,129 |
| 37 | 2020/ 21 | 5,108,326,585 | 5,040,075,709 | 50,400,757 | 45,279,603 | 452,796 | 50,400,757 | 452,796 | 315,097 | 51,168,650 |
| 38 | 2021/ 22 | 5,244,165,395 | 5,175,914,519 | 51,759,145 | 46,637,991 | 466,380 | 51,759,145 | 466,380 | 315,097 | 52,540,622 |
| 39 | 2022/ 23 | 5,384,079,369 | 5,315,828,493 | 53,158,285 | 48,037,131 | 480,371 | 53,158,285 | 480,371 | 315,097 | 53,953,753 |
| 40 | 2023/ 24 | 5,528,190,762 | 5,459,939,886 | 54,599,399 | 214,622,791 | 2,146,228 | 54,599,399 | 2,146,228 | 315,097 | 57,060,723 |
| 41 | 2024/ 25 | 5,841,770,043 | 5,773,519,167 | 57,735,192 | 204,804,396 | 2,048,044 | 57,735,192 | 2,048,044 | 315,097 | 60,098,332 |
| 42 | 2025/ 26 | 6,151,802,515 | 6,083,551,639 | 60,835,516 | 82,159,925 | 821,599 | 60,835,516 | 821,599 | 315,097 | 61,972,212 |
| 43 | 2026/ 27 | 6,345,391,165 | 6,277,140,289 | 62,771,403 | 57,650,249 | 576,502 | 62,771,403 | 576,502 | 315,097 | 63,663,002 |
| 44 | 2027/ 28 | 6,518,341,912 | 6,450,091,036 | 64,500,910 | 59,379,756 | 593,798 | 64,500,910 | 593,798 | 315,097 | 65,409,804 |
| 45 | 2028/ 29 | 6,696,481,181 | 6,628,230,305 | 66,282,303 | 61,161,149 | 611,611 | 66,282,303 | 611,611 | 315,097 | 67,209,011 |
| 46 | 2029/ 30 | 6,879,964,629 | 6,811,713,753 | 68,117,138 | 92,760,697 | 927,607 | 68,117,138 | 927,607 | 315,097 | 69,359,841 |
| 47 | 2030/ 31 | 7,098,717,293 | 7,030,466,417 | 70,304,664 | 95,841,165 | 958,412 | 70,304,664 | 958,412 | 315,097 | 71,578,172 |
| 48 | 2031/ 32 | 7,324,925,478 | 7,256,674,602 | 72,566,746 | 99,022,976 | 990,230 | 72,566,746 | 990,230 | 315,097 | 73,872,072 |
| 49 | 2032/ 33 | 7,558,839,639 | 7,490,588,763 | 74,905,888 | 102,309,439 | 1,023,094 | 74,905,888 | 1,023,094 | 315,097 | 76,244,079 |
| 50 | 2033/ 34 | 7,800,718,545 | 7,732,467,669 | 77,324,677 | 72,203,523 | 722,035 | 77,324,677 | 722,035 | 315,097 | 78,361,808 |
| **TOTAL** | | | | **1,324,157,246** | | **27,267,098** | **1,324,157,246** | **27,267,098** | **8,192,510** | **1,359,616,854** |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | | | 346,541,679 | | 10,386,020 | 346,541,679 | 10,386,020 | 3,150,965 | 360,078,664 |
| To: | 2027/ 28 | | | 894,655,831 | | 22,034,108 | 894,655,831 | 22,034,108 | 6,301,931 | 922,991,870 |
| To: | 2033/ 34 | | | 1,324,157,246 | | 27,267,098 | 1,324,157,246 | 27,267,098 | 8,192,510 | 1,359,616,854 |

**Notes:**
First & Second Payments are based on the 1% basic tax rate applied to the Increase in AV Over Base.
Supplemental Secured and Unitary Payments are based on actuals for 2008/09 from the Alameda County Auditor-Controller.
Unitary payments are estimated to escalate at an annual rate of: 0.0%
The fiscal year above the dotted line indicates the year that the cap is reached.

## Table B-6
## Growth Projections
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| | | Growth in Secured Assessed Value | | | | | | Total Secured, State Board and Unsecured AV | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | Growth Rates | | (7) | (8) | (9) | (10) |
| Year (N) | Fiscal Year | Secured AV | Inflationary Adjustments | Reassessed Property Assessments | New Development Assessments | (5) Annual | (6) Average Annual | Secured AV | State Board | Unsecured AV | Secured, State Board, Unsecured AV |
| Base | 1983/ 84 | | | | | | | | | | |
| 26 | 2009/ 10 | 2,399,344,875 | 47,986,898 | 23,993,449 | 9,785,000 | | | 2,399,344,875 | 0 | 580,366,265 | 2,979,711,140 |
| 27 | 2010/ 11 | 2,481,110,221 | 49,622,204 | 24,811,102 | 109,272,700 | *3.4%* | *3.4%* | 2,481,110,221 | 0 | 580,366,265 | 3,061,476,486 |
| 28 | 2011/ 12 | 2,664,816,228 | 53,296,325 | 26,648,162 | 0 | *7.4%* | *5.4%* | 2,664,816,228 | 0 | 580,366,265 | 3,245,182,493 |
| 29 | 2012/ 13 | 2,744,760,715 | 54,895,214 | 27,447,607 | 146,034,768 | *3.0%* | *4.6%* | 2,744,760,715 | 0 | 580,366,265 | 3,325,126,980 |
| 30 | 2013/ 14 | 2,973,138,304 | 59,462,766 | 29,731,383 | 150,415,811 | *8.3%* | *5.5%* | 2,973,138,304 | 0 | 580,366,265 | 3,553,504,569 |
| 31 | 2014/ 15 | 3,212,748,265 | 64,254,965 | 32,127,483 | 154,928,285 | *8.1%* | *6.0%* | 3,212,748,265 | 0 | 580,366,265 | 3,793,114,530 |
| 32 | 2015/ 16 | 3,464,058,998 | 69,281,180 | 34,640,590 | 0 | *7.8%* | *6.3%* | 3,464,058,998 | 0 | 580,366,265 | 4,044,425,263 |
| 33 | 2016/ 17 | 3,567,980,768 | 71,359,615 | 35,679,808 | 0 | *3.0%* | *5.8%* | 3,567,980,768 | 0 | 580,366,265 | 4,148,347,033 |
| 34 | 2017/ 18 | 3,675,020,191 | 73,500,404 | 36,750,202 | 172,230,060 | *3.0%* | *5.5%* | 3,675,020,191 | 0 | 580,366,265 | 4,255,386,456 |
| 35 | 2018/ 19 | 3,957,500,857 | 79,150,017 | 39,575,009 | 177,396,962 | *7.7%* | *5.7%* | 3,957,500,857 | 0 | 580,366,265 | 4,537,867,122 |
| 36 | 2019/ 20 | 4,253,622,845 | 85,072,457 | 42,536,228 | 146,728,790 | *7.5%* | *5.9%* | 4,253,622,845 | 0 | 580,366,265 | 4,833,989,110 |
| 37 | 2020/ 21 | 4,527,960,320 | 90,559,206 | 45,279,603 | 0 | *6.4%* | *5.9%* | 4,527,960,320 | 0 | 580,366,265 | 5,108,326,585 |
| 38 | 2021/ 22 | 4,663,799,130 | 93,275,983 | 46,637,991 | 0 | *3.0%* | *5.7%* | 4,663,799,130 | 0 | 580,366,265 | 5,244,165,395 |
| 39 | 2022/ 23 | 4,803,713,104 | 96,074,262 | 48,037,131 | 0 | *3.0%* | *5.5%* | 4,803,713,104 | 0 | 580,366,265 | 5,384,079,369 |
| 40 | 2023/ 24 | 4,947,824,497 | 98,956,490 | 49,478,245 | 165,144,546 | *3.0%* | *5.3%* | 4,947,824,497 | 0 | 580,366,265 | 5,528,190,762 |
| 41 | 2024/ 25 | 5,261,403,778 | 105,228,076 | 52,614,038 | 152,190,359 | *6.3%* | *5.4%* | 5,261,403,778 | 0 | 580,366,265 | 5,841,770,043 |
| 42 | 2025/ 26 | 5,571,436,250 | 111,428,725 | 55,714,363 | 26,445,562 | *5.9%* | *5.4%* | 5,571,436,250 | 0 | 580,366,265 | 6,151,802,515 |
| 43 | 2026/ 27 | 5,765,024,900 | 115,300,498 | 57,650,249 | 0 | *3.5%* | *5.3%* | 5,765,024,900 | 0 | 580,366,265 | 6,345,391,165 |
| 44 | 2027/ 28 | 5,937,975,647 | 118,759,513 | 59,379,756 | 0 | *3.0%* | *5.2%* | 5,937,975,647 | 0 | 580,366,265 | 6,518,341,912 |
| 45 | 2028/ 29 | 6,116,114,916 | 122,322,298 | 61,161,149 | 0 | *3.0%* | *5.0%* | 6,116,114,916 | 0 | 580,366,265 | 6,696,481,181 |
| 46 | 2029/ 30 | 6,299,598,364 | 125,991,967 | 62,995,984 | 29,764,713 | *3.0%* | *4.9%* | 6,299,598,364 | 0 | 580,366,265 | 6,879,964,629 |
| 47 | 2030/ 31 | 6,518,351,028 | 130,367,021 | 65,183,510 | 30,657,655 | *3.5%* | *4.9%* | 6,518,351,028 | 0 | 580,366,265 | 7,098,717,293 |
| 48 | 2031/ 32 | 6,744,559,213 | 134,891,184 | 67,445,592 | 31,577,384 | *3.5%* | *4.8%* | 6,744,559,213 | 0 | 580,366,265 | 7,324,925,478 |
| 49 | 2032/ 33 | 6,978,473,374 | 139,569,467 | 69,784,734 | 32,524,706 | *3.5%* | *4.8%* | 6,978,473,374 | 0 | 580,366,265 | 7,558,839,639 |
| 50 | 2033/ 34 | 7,220,352,280 | 144,407,046 | 72,203,523 | 0 | *3.5%* | *4.7%* | 7,220,352,280 | 0 | 580,366,265 | 7,800,718,545 |
| **TOTAL** | | | | | | | | | | | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2017/ 18 | | | | | | | | | | |
| To: | 2027/ 28 | | | | | | | | | | |
| To: | 2033/ 34 | | | | | | | | | | |

**Assumptions:**

Annual Inflationary Adjustment: 2.0% of Secured AV

State Board Annual Increase: 0.0%

**Note:**

The fiscal year above the dotted line indicates the year that the cap is reached.

## Table B-7
## Summary of Development Assumptions
### Industrial Area (Portion of Merged Project Area)
### (In Present Value or Constant 2010 Dollars)

**1. Value Assumptions**

| Land Use | Value Assumptions[1] |
|---|---|
| **Non Residential** | |
| Retail | $250/Sq. Ft. |
| Office | $200/Sq. Ft. |
| R&D | $180/Sq. Ft. |
| Industrial | $160/Sq. Ft. |

**2. Development Scenario[2]**

| | Proposed Land Use | Sq. Ft. (or DU) | Est. Incremental Taxable Value |
|---|---|---|---|
| **Cisco and ProLogis Areas** | | | |
| | R&D | 3,938,000 Sq. Ft. | $708,840,000 |
| | Retail | 165,000 Sq. Ft. | $41,250,000 |
| | Office | 650,000 Sq. Ft. | $130,000,000 |
| **Other New Development** | | | |
| | Retail | 450,000 Sq. Ft. | $112,500,000 |
| | Industrial | 1,000,000 Sq. Ft. | $160,000,000 |
| **Total** | | | |
| | Non Residential | 6,203,000 Sq. Ft. | $1,152,590,000 |
| | Residential | 0 DU | $0 |
| | Grand Total | 6,203,000 Sq. Ft. | $1,152,590,000 |

1. Incremental assessed value per square foot or unit. Assumes land is currently vacant.
2. Based on assumptions provided by the Fremont Planning Department.

## Table B-8a
## Projected Development Absorption[1]
### Industrial Area (Portion of Merged Project Area)

| Year (N) | Fiscal Year | ProLogis and Cisco Areas | | | Other New Development | | Non-Residential | | Residential | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Retail Sq. Ft. | Office Sq. Ft. | R&D Sq. Ft. | Retail Sq. Ft. | Indus. Sq. Ft. | Total Sq. Ft. Annual | Total Sq. Ft. Cum. | Total DU Annual | Total DU Cum. |
| 1 | 2009/ 10 | | | | 38,000 | | 38,000 | 38,000 | 0 | 0 |
| 2 | 2010/ 11 | | | | 412,000 | | 412,000 | 450,000 | 0 | 0 |
| 3 | 2011/ 12 | | | | | | 0 | 450,000 | 0 | 0 |
| 4 | 2012/ 13 | 55,000 | 130,000 | 500,000 | | | 685,000 | 1,135,000 | 0 | 0 |
| 5 | 2013/ 14 | 55,000 | 130,000 | 500,000 | | | 685,000 | 1,820,000 | 0 | 0 |
| 6 | 2014/ 15 | 55,000 | 130,000 | 500,000 | | | 685,000 | 2,505,000 | 0 | 0 |
| 7 | 2015/ 16 | | | | | | 0 | 2,505,000 | 0 | 0 |
| 8 | 2016/ 17 | | | | | | 0 | 2,505,000 | 0 | 0 |
| 9 | 2017/ 18 | | 130,000 | 500,000 | | 100,000 | 730,000 | 3,235,000 | 0 | 0 |
| 10 | 2018/ 19 | | 130,000 | 500,000 | | 100,000 | 730,000 | 3,965,000 | 0 | 0 |
| 11 | 2019/ 20 | | | 500,000 | | 100,000 | 600,000 | 4,565,000 | 0 | 0 |
| 12 | 2020/ 21 | | | | | | 0 | 4,565,000 | 0 | 0 |
| 13 | 2021/ 22 | | | | | | 0 | 4,565,000 | 0 | 0 |
| 14 | 2022/ 23 | | | | | | 0 | 4,565,000 | 0 | 0 |
| 15 | 2023/ 24 | | | 500,000 | | 100,000 | 600,000 | 5,165,000 | 0 | 0 |
| 16 | 2024/ 25 | | | 438,000 | | 100,000 | 538,000 | 5,703,000 | 0 | 0 |
| 17 | 2025/ 26 | | | | | 100,000 | 100,000 | 5,803,000 | 0 | 0 |
| 18 | 2026/ 27 | | | | | | 0 | 5,803,000 | 0 | 0 |
| 19 | 2027/ 28 | | | | | | 0 | 5,803,000 | 0 | 0 |
| 20 | 2028/ 29 | | | | | | 0 | 5,803,000 | 0 | 0 |
| 21 | 2029/ 30 | | | | | 100,000 | 100,000 | 5,903,000 | 0 | 0 |
| 22 | 2030/ 31 | | | | | 100,000 | 100,000 | 6,003,000 | 0 | 0 |
| 23 | 2031/ 32 | | | | | 100,000 | 100,000 | 6,103,000 | 0 | 0 |
| 24 | 2032/ 33 | | | | | 100,000 | 100,000 | 6,203,000 | 0 | 0 |
| 25 | 2033/ 34 | | | | | | 0 | 6,203,000 | 0 | 0 |
| **TOTAL** | | 165,000 | 650,000 | 3,938,000 | 450,000 | 1,000,000 | 6,203,000 | | 0 | |

1. Year is the Fiscal Year during which the value of new development property would be added to the property tax assessment roll. It may not correspond to the year of contstruction/rehabilitation/transaction.

Notes: This table incorporates the maximum entitled build-out for the Cisco and ProLogis Areas as provided by the City of Fremont and value and absorption assumptions provided by Seifel Consulting Inc.

## Table B-8b
## Projected Incremental Assessed Value of New Development[1]
### Industrial Area (Portion of Merged Project Area)
### (In Present Value or Constant 2010 Dollars, unless otherwise noted.)

| | | Prologis and Cisco Areas | | | Other New Development | | Total Incremental Value | |
|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | Retail $250/SF | Office $200/SF | R&D $180/SF | Retail $250/SF | Indus. $160/SF | 2010 $ | Escalated to Future $[2] |
| 1 | 2009/ 10 | 0 | 0 | 0 | 9,500,000 | 0 | 9,500,000 | 9,785,000 |
| 2 | 2010/ 11 | 0 | 0 | 0 | 103,000,000 | 0 | 103,000,000 | 109,272,700 |
| 3 | 2011/ 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | 2012/ 13 | 13,750,000 | 26,000,000 | 90,000,000 | 0 | 0 | 129,750,000 | 146,034,768 |
| 5 | 2013/ 14 | 13,750,000 | 26,000,000 | 90,000,000 | 0 | 0 | 129,750,000 | 150,415,811 |
| 6 | 2014/ 15 | 13,750,000 | 26,000,000 | 90,000,000 | 0 | 0 | 129,750,000 | 154,928,285 |
| 7 | 2015/ 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | 2016/ 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | 2017/ 18 | 0 | 26,000,000 | 90,000,000 | 0 | 16,000,000 | 132,000,000 | 172,230,060 |
| 10 | 2018/ 19 | 0 | 26,000,000 | 90,000,000 | 0 | 16,000,000 | 132,000,000 | 177,396,962 |
| 11 | 2019/ 20 | 0 | 0 | 90,000,000 | 0 | 16,000,000 | 106,000,000 | 146,728,790 |
| 12 | 2020/ 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13 | 2021/ 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14 | 2022/ 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15 | 2023/ 24 | 0 | 0 | 90,000,000 | 0 | 16,000,000 | 106,000,000 | 165,144,546 |
| 16 | 2024/ 25 | 0 | 0 | 78,840,000 | 0 | 16,000,000 | 94,840,000 | 152,190,359 |
| 17 | 2025/ 26 | 0 | 0 | 0 | 0 | 16,000,000 | 16,000,000 | 26,445,562 |
| 18 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21 | 2029/ 30 | 0 | 0 | 0 | 0 | 16,000,000 | 16,000,000 | 29,764,713 |
| 22 | 2030/ 31 | 0 | 0 | 0 | 0 | 16,000,000 | 16,000,000 | 30,657,655 |
| 23 | 2031/ 32 | 0 | 0 | 0 | 0 | 16,000,000 | 16,000,000 | 31,577,384 |
| 24 | 2032/ 33 | 0 | 0 | 0 | 0 | 16,000,000 | 16,000,000 | 32,524,706 |
| 25 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 41,250,000 | 130,000,000 | 708,840,000 | 112,500,000 | 160,000,000 | 1,152,590,000 | |

1. Includes only taxable value. Year is the Fiscal Year during which the value of new development property would be added to the property tax assessment roll. It may not correspond to the year of contstruction/rehabilitation/transaction.
2. Future value based on FY 2009/10 values escalated annually at 3%.

## Table B-9
## Pass-Through Payments to Affected Taxing Entities
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year | (1) Claimed Tax Increment to Agency | (2) Alameda County | (3) Ohlone CCD | | (4) FUSD Statutory | (5) Alameda COE | (6) County Library | (7) Fld Cont & Fld Cont Zone 6 | (8) BAAQ | (9) Mosq Abatement | (10) ACT Sp Dist 2 | (11) BART | (12) EBRPD | (13) ACWD | (14) ACRC | (15) City of Fremont Statutory | (16) ERAF* | (17) Total Payments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | *Rate* | | | | | | | | | | | | | | | |
| 26 | 2009/ 10 | 29,148,288 | 7,647,309 | *50%* | 422,525 | 0 | 16,641 | 953,313 | 797,974 | 34,414 | 34,016 | 520,200 | 101,063 | 483,259 | 321,738 | 8,105 | 194,353 | 229,320 | 11,764,229 |
| 27 | 2010/ 11 | 30,934,467 | 8,005,005 | *50%* | 448,417 | 0 | 17,750 | 996,823 | 839,661 | 36,523 | 35,752 | 552,077 | 107,256 | 512,873 | 338,228 | 8,573 | 220,439 | 264,054 | 12,383,433 |
| 28 | 2011/ 12 | 31,673,991 | 8,153,101 | *50%* | 459,137 | 0 | 18,883 | 1,014,838 | 856,921 | 37,396 | 36,471 | 565,275 | 109,820 | 525,134 | 345,055 | 8,767 | 278,724 | 344,235 | 12,753,757 |
| 29 | 2012/ 13 | 33,901,747 | 8,599,226 | *50%* | 491,430 | 30,430 | 20,038 | 1,069,105 | 908,914 | 40,026 | 38,637 | 605,033 | 117,544 | 562,068 | 365,623 | 9,350 | 303,962 | 379,956 | 13,541,344 |
| 30 | 2013/ 14 | 36,210,929 | 9,061,658 | *50%* | 524,904 | 117,361 | 21,216 | 1,125,355 | 962,808 | 42,752 | 40,882 | 646,245 | 125,550 | 600,353 | 386,942 | 9,955 | 375,698 | 484,378 | 14,526,057 |
| 31 | 2014/ 15 | 38,633,302 | 9,546,757 | *50%* | 560,018 | 210,891 | 22,417 | 1,184,363 | 1,019,344 | 45,612 | 43,237 | 689,476 | 133,949 | 640,514 | 409,306 | 10,590 | 450,472 | 698,534 | 15,665,479 |
| 32 | 2015/ 16 | 39,595,370 | 9,739,418 | *50%* | 573,964 | 308,944 | 23,642 | 1,207,799 | 1,041,797 | 46,748 | 44,172 | 706,646 | 137,285 | 656,465 | 418,188 | 10,842 | 528,454 | 930,265 | 16,374,628 |
| 33 | 2016/ 17 | 40,617,104 | 9,944,029 | *50%* | 588,774 | 349,479 | 24,893 | 1,232,688 | 1,065,643 | 47,955 | 45,166 | 724,880 | 140,827 | 673,404 | 427,621 | 11,109 | 560,589 | 1,027,907 | 16,864,964 |
| 34 | 2017/ 18 | 43,373,010 | 10,495,920 | *50%* | 628,724 | 391,225 | 26,168 | 1,299,820 | 1,129,963 | 51,208 | 47,845 | 774,064 | 150,382 | 719,095 | 453,064 | 11,831 | 593,625 | 1,129,466 | 17,902,402 |
| 35 | 2018/ 19 | 46,228,793 | 11,067,813 | *50%* | 670,121 | 501,366 | 27,468 | 1,369,386 | 1,196,614 | 54,580 | 50,621 | 825,030 | 160,284 | 766,442 | 479,429 | 12,579 | 680,544 | 1,401,763 | 19,264,041 |
| 36 | 2019/ 20 | 48,866,089 | 11,595,952 | *50%* | 708,351 | 616,792 | 28,794 | 1,433,629 | 1,258,165 | 57,694 | 53,186 | 872,097 | 169,428 | 810,167 | 503,777 | 13,270 | 771,304 | 1,692,909 | 20,585,515 |
| 37 | 2020/ 21 | 50,137,595 | 11,850,581 | *50%* | 726,782 | 723,700 | 30,148 | 1,464,603 | 1,287,841 | 59,195 | 54,422 | 894,789 | 173,837 | 831,248 | 515,516 | 13,603 | 855,118 | 1,966,955 | 21,448,337 |
| 38 | 2021/ 22 | 51,476,447 | 12,118,696 | *50%* | 746,189 | 776,628 | 31,528 | 1,497,216 | 1,319,088 | 60,776 | 55,723 | 918,683 | 178,479 | 853,445 | 527,877 | 13,954 | 896,536 | 2,103,977 | 22,098,795 |
| 39 | 2022/ 23 | 52,855,644 | 12,394,891 | *50%* | 766,182 | 875,875 | 32,936 | 1,530,813 | 1,351,277 | 62,404 | 57,064 | 943,297 | 183,261 | 876,311 | 540,610 | 14,315 | 939,145 | 2,245,932 | 22,814,313 |
| 40 | 2023/ 24 | 55,909,681 | 13,006,485 | *50%* | 810,453 | 978,095 | 34,371 | 1,605,208 | 1,422,555 | 66,010 | 60,033 | 997,802 | 193,849 | 926,945 | 568,806 | 15,115 | 982,981 | 2,392,952 | 24,061,660 |
| 41 | 2024/ 25 | 58,894,743 | 13,604,267 | *50%* | 853,724 | 1,200,504 | 35,836 | 1,677,923 | 1,492,223 | 69,534 | 62,935 | 1,051,075 | 204,199 | 976,435 | 596,365 | 15,897 | 1,078,209 | 2,715,392 | 25,634,518 |
| 42 | 2025/ 26 | 60,728,496 | 13,971,490 | *50%* | 880,305 | 1,420,380 | 37,330 | 1,722,592 | 1,535,021 | 71,699 | 64,718 | 1,083,802 | 210,557 | 1,006,838 | 613,294 | 16,377 | 1,172,173 | 3,037,163 | 26,843,739 |
| 43 | 2026/ 27 | 62,380,781 | 14,302,373 | *50%* | 904,256 | 1,557,667 | 38,854 | 1,762,841 | 1,573,583 | 73,650 | 66,325 | 1,113,290 | 216,286 | 1,034,232 | 628,549 | 16,810 | 1,230,764 | 3,239,386 | 27,758,864 |
| 44 | 2027/ 28 | 64,088,066 | 14,644,270 | *50%* | 929,004 | 1,680,312 | 40,408 | 1,804,430 | 1,613,429 | 75,666 | 67,984 | 1,143,759 | 222,206 | 1,062,537 | 644,311 | 17,257 | 1,283,060 | 3,420,811 | 28,649,444 |
| 45 | 2028/ 29 | 65,846,772 | 14,996,465 | *50%* | 954,498 | 1,806,634 | 41,994 | 1,847,271 | 1,654,475 | 77,742 | 69,694 | 1,175,146 | 228,303 | 1,091,695 | 660,547 | 17,717 | 1,336,883 | 3,608,366 | 29,567,431 |
| 46 | 2029/ 30 | 67,952,819 | 15,418,217 | *50%* | 985,026 | 1,936,740 | 43,610 | 1,898,573 | 1,703,628 | 80,228 | 71,742 | 1,212,732 | 235,605 | 1,126,612 | 679,991 | 18,269 | 1,392,278 | 3,802,219 | 30,605,472 |
| 47 | 2030/ 31 | 70,125,202 | 15,853,254 | *50%* | 1,016,517 | 2,091,852 | 46,000 | 1,951,491 | 1,754,329 | 82,793 | 73,854 | 1,251,502 | 243,137 | 1,162,629 | 700,047 | 18,838 | 1,458,270 | 4,034,151 | 31,738,664 |
| 48 | 2031/ 32 | 72,371,892 | 16,303,171 | *50%* | 1,049,084 | 2,252,244 | 49,000 | 2,006,220 | 1,806,764 | 85,446 | 76,038 | 1,291,598 | 250,927 | 1,199,877 | 720,789 | 19,427 | 1,526,458 | 4,274,842 | 32,911,885 |
| 49 | 2032/ 33 | 13,619,520 | 3,071,401 | *50%* | 197,402 | 453,973 | 52,500 | 377,995 | 340,228 | 16,080 | 14,320 | 243,063 | 47,221 | 225,803 | 135,741 | 3,657 | 303,467 | 859,817 | 6,342,668 |
| 50 | 2033/ 34 | 0 | 0 | *50%* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 77,790,430 | 20,210,391 | | 1,127,628 | 0 | 44,948 | 2,517,491 | 2,116,706 | 91,843 | 90,157 | 1,388,301 | 269,714 | 1,289,713 | 852,872 | 21,580 | 570,616 | 685,822 | 31,277,783 |
| Subtotal: Post-$400M | | 1,087,780,315 | 255,181,357 | | 15,768,158 | 20,281,095 | 717,477 | 31,516,802 | 27,815,541 | 1,284,288 | 1,174,681 | 19,413,262 | 3,771,541 | 18,034,669 | 11,128,540 | 294,627 | 18,842,891 | 45,598,927 | 470,823,855 |
| TOTAL | | 1,165,570,746 | 275,391,748 | | 16,895,787 | 20,281,095 | 762,425 | 34,034,294 | 29,932,247 | 1,376,131 | 1,264,839 | 20,801,562 | 4,041,255 | 19,324,382 | 11,981,412 | 316,207 | 19,413,506 | 46,284,749 | 502,101,638 |
| **Cumulative** | | | | | | | | | | | | | | | | | | | |
| To: | 2017/ 18 | 324,088,206 | 81,192,423 | | 4,697,895 | 1,408,331 | 191,648 | 10,084,103 | 8,623,025 | 382,635 | 366,178 | 5,783,897 | 1,123,675 | 5,373,165 | 3,465,763 | 89,123 | 3,506,316 | 5,488,114 | 131,776,293 |
| To: | 2027/ 28 | 875,654,540 | 209,749,241 | | 12,693,260 | 11,739,651 | 529,321 | 25,952,743 | 22,672,821 | 1,033,842 | 959,191 | 15,627,522 | 3,036,061 | 14,517,766 | 9,084,297 | 238,299 | 13,396,150 | 29,705,354 | 370,935,519 |
| To: | 2033/ 34 | 1,165,570,746 | 275,391,748 | | 16,895,787 | 20,281,095 | 762,425 | 34,034,294 | 29,932,247 | 1,376,131 | 1,264,839 | 20,801,562 | 4,041,255 | 19,324,382 | 11,981,412 | 316,207 | 19,413,506 | 46,284,749 | 502,101,638 |

* Please refer to Section E of Chapter IV for more detail on the calculation methodology of ERAF in the Industrial Area.

Notes on Pass-Through Agreements:
Alameda County and Other General Govt Entities: Based on 1993 pass through formula adusted to reflect County Auditor Controller ERAF allocation method.
Alameda COE: Payments per schedule.
Ohlone CCD: Its share of Non-Housing Claimed Tax Increment, multiplied by the annual rates shown above.
FUSD: Assumes the District receives statutory payments once the existing cap of $400 million is reached.
This analysis does not include override revenues or override pass-throughs.

## Table B-10a
## Pass-Through Calculation for County of Alameda
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 5,837,170 | 1,810,139 | 7,647,309 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 6,194,866 | 1,810,139 | 8,005,005 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 6,342,962 | 1,810,139 | 8,153,101 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 6,789,087 | 1,810,139 | 8,599,226 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 7,251,519 | 1,810,139 | 9,061,658 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 7,736,618 | 1,810,139 | 9,546,757 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 7,929,279 | 1,810,139 | 9,739,418 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 8,133,890 | 1,810,139 | 9,944,029 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 8,685,781 | 1,810,139 | 10,495,920 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 9,257,674 | 1,810,139 | 11,067,813 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 9,785,812 | 1,810,139 | 11,595,952 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 10,040,442 | 1,810,139 | 11,850,581 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 10,308,557 | 1,810,139 | 12,118,696 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 10,584,752 | 1,810,139 | 12,394,891 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 11,196,346 | 1,810,139 | 13,006,485 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 11,794,128 | 1,810,139 | 13,604,267 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 12,161,351 | 1,810,139 | 13,971,490 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 12,492,234 | 1,810,139 | 14,302,373 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 12,834,131 | 1,810,139 | 14,644,270 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 13,186,326 | 1,810,139 | 14,996,465 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 13,608,078 | 1,810,139 | 15,418,217 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 14,043,115 | 1,810,139 | 15,853,254 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 14,493,032 | 1,810,139 | 16,303,171 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 2,727,414 | 343,986 | 3,071,401 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 15,578,136 | 4,632,255 | 20,210,391 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 217,836,428 | 37,344,929 | 255,181,357 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **233,414,563** | **41,977,185** | **275,391,748** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(2) County Administrative fee for administration of property taxes.

(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method. Column 4 is equal to the product of net tax increment and the applicable AB8 Factor (20.03%).

(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.

(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

**Table B-10b**
**Pass-Through Calculation for County Library**
**Industrial Area (Portion of Merged Project Area)**
**(In Future Value or Nominal Dollars)**

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 710,039 | 243,274 | 953,313 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 753,549 | 243,274 | 996,823 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 771,564 | 243,274 | 1,014,838 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 825,831 | 243,274 | 1,069,105 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 882,082 | 243,274 | 1,125,355 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 941,089 | 243,274 | 1,184,363 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 964,525 | 243,274 | 1,207,799 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 989,414 | 243,274 | 1,232,688 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 1,056,547 | 243,274 | 1,299,820 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 1,126,112 | 243,274 | 1,369,386 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 1,190,355 | 243,274 | 1,433,629 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 1,221,329 | 243,274 | 1,464,603 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 1,253,943 | 243,274 | 1,497,216 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 1,287,539 | 243,274 | 1,530,813 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 1,361,934 | 243,274 | 1,605,208 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 1,434,649 | 243,274 | 1,677,923 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 1,479,318 | 243,274 | 1,722,592 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 1,519,567 | 243,274 | 1,762,841 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 1,561,156 | 243,274 | 1,804,430 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 1,603,997 | 243,274 | 1,847,271 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 1,655,299 | 243,274 | 1,898,573 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 1,708,218 | 243,274 | 1,951,491 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 1,762,946 | 243,274 | 2,006,220 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 331,765 | 46,230 | 377,995 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 1,894,939 | 622,552 | 2,517,491 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 26,497,828 | 5,018,974 | 31,516,802 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **28,392,767** | **5,641,526** | **34,034,294** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.
(2) County Administrative fee for administration of property taxes.
(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.
(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method, column 4 is equal to the product of net tax increment and the applicable AB8 Factor (2.44%).
(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.
(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

## Table B-10c
## Pass-Through Calculation for Flood Control & Flood Zone 6
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 680,288 | 117,686 | 797,974 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 721,976 | 117,686 | 839,661 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 739,235 | 117,686 | 856,921 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 791,229 | 117,686 | 908,914 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 845,123 | 117,686 | 962,808 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 901,658 | 117,686 | 1,019,344 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 924,112 | 117,686 | 1,041,797 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 947,958 | 117,686 | 1,065,643 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 1,012,277 | 117,686 | 1,129,963 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 1,078,928 | 117,686 | 1,196,614 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 1,140,480 | 117,686 | 1,258,165 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 1,170,155 | 117,686 | 1,287,841 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 1,201,403 | 117,686 | 1,319,088 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 1,233,592 | 117,686 | 1,351,277 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 1,304,869 | 117,686 | 1,422,555 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 1,374,537 | 117,686 | 1,492,223 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 1,417,335 | 117,686 | 1,535,021 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 1,455,898 | 117,686 | 1,573,583 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 1,495,744 | 117,686 | 1,613,429 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 1,536,790 | 117,686 | 1,654,475 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 1,585,943 | 117,686 | 1,703,628 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 1,636,644 | 117,686 | 1,754,329 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 1,689,079 | 117,686 | 1,806,764 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 317,864 | 22,364 | 340,228 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 1,815,542 | 301,164 | 2,116,706 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 25,387,574 | 2,427,967 | 27,815,541 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **27,203,116** | **2,729,131** | **29,932,247** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(2) County Administrative fee for administration of property taxes.

(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method, column 4 is equal to the product of net tax increment and the applicable AB8 Factor (2.33%).

(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.

(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

**Table B-10d**
**Pass-Through Calculation for Ohlone Community College District**
**Industrial Area (Portion of Merged Project Area)**
**(In Future Value or Nominal Dollars)**

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Less: Tax Increment for Housing Programs | (5) Tax Increment to Agency Net of Housing | (6) Product of Net Tax Increment and Applicable AB8 Factor | (7) Factor Rate per Fiscal Agreement | (8) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 5,895,146 | 23,253,142 | 845,051 | 50% | 422,525 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 6,256,387 | 24,678,080 | 896,835 | 50% | 448,417 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 6,405,970 | 25,268,021 | 918,274 | 50% | 459,137 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 6,856,510 | 27,045,236 | 982,861 | 50% | 491,430 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 7,323,518 | 28,887,411 | 1,049,808 | 50% | 524,904 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 7,813,416 | 30,819,886 | 1,120,037 | 50% | 560,018 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 8,008,005 | 31,587,364 | 1,147,928 | 50% | 573,964 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 8,214,661 | 32,402,443 | 1,177,549 | 50% | 588,774 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 8,772,010 | 34,601,000 | 1,257,447 | 50% | 628,724 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 9,349,557 | 36,879,236 | 1,340,242 | 50% | 670,121 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 9,882,921 | 38,983,168 | 1,416,701 | 50% | 708,351 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 10,140,090 | 39,997,505 | 1,453,564 | 50% | 726,782 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 10,410,879 | 41,065,568 | 1,492,379 | 50% | 746,189 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 10,689,827 | 42,165,817 | 1,532,363 | 50% | 766,182 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 11,307,470 | 44,602,211 | 1,620,905 | 50% | 810,453 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 11,911,165 | 46,983,578 | 1,707,447 | 50% | 853,724 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 12,282,038 | 48,446,458 | 1,760,610 | 50% | 880,305 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 12,616,215 | 49,764,567 | 1,808,512 | 50% | 904,256 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 12,961,515 | 51,126,551 | 1,858,008 | 50% | 929,004 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 13,317,214 | 52,529,557 | 1,908,996 | 50% | 954,498 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 13,743,155 | 54,209,663 | 1,970,053 | 50% | 985,026 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 14,182,512 | 55,942,690 | 2,033,033 | 50% | 1,016,517 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 14,636,897 | 57,734,995 | 2,098,168 | 50% | 1,049,084 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 2,755,780 | 10,863,741 | 394,803 | 50% | 197,402 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 50% | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 15,732,858 | 62,057,572 | 2,255,257 | | 1,127,628 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 220,000,000 | 867,780,315 | 31,536,317 | | 15,768,158 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **235,732,858** | **929,837,888** | **33,791,573** | | **16,895,787** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.
(2) County Administrative fee for administration of property taxes.
(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.
(4) Tax increment available for housing programs at 20% of (column 1).
(5) Tax increment to Agency net of housing, is equal to (column 3) minus (column 4).
(6) Per Fiscal Agreement, is equal to (column 5) multipled by the applicable AB8 Factor (3.63%).
(7) Factor rate applied to (column 6) per Fiscal Agreement.
(8) Total pass-through payment equals (column 6) multiplied by (column 7).

## Table B-10e
## Pass-Through Calculation for FUSD
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Assessed Value | (2) Gross Tax Increment Generated by Amendment | (3) Less: County Admin Fees | (4) Net Tax Increment to Agency | Pass-Through Payments (5) Tier 1 (20.0%) | (6) Tier 2 (16.8%) | (7) Tier 3 (11.2%) | (8) Total Pass-Through Payment | (9) State Subvention Portion (43.3%) | (10) Capital Improvements Portion (56.7%) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | | | | | |
| 26 | 2009/ 10 | 2,979,711,140 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | 2010/ 11 | 3,061,476,486 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2011/ 12 | 3,245,182,493 | 14,123,228 | 156,913 | 13,966,315 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | 2012/ 13 | 3,325,126,980 | 34,282,552 | 380,805 | 33,901,747 | 30,430 | 0 | 0 | 30,430 | 13,176 | 17,254 |
| 30 | 2013/ 14 | 3,553,504,569 | 36,617,589 | 406,660 | 36,210,929 | 117,361 | 0 | 0 | 117,361 | 50,817 | 66,544 |
| 31 | 2014/ 15 | 3,793,114,530 | 39,067,079 | 433,777 | 38,633,302 | 208,568 | 0 | 0 | 210,891 | 91,316 | 119,575 |
| 32 | 2015/ 16 | 4,044,425,263 | 40,040,025 | 444,656 | 39,595,370 | 304,228 | 0 | 0 | 308,944 | 133,773 | 175,171 |
| 33 | 2016/ 17 | 4,148,347,033 | 41,073,306 | 456,201 | 40,617,104 | 343,785 | 0 | 0 | 349,479 | 151,325 | 198,155 |
| 34 | 2017/ 18 | 4,255,386,456 | 43,860,049 | 487,039 | 43,373,010 | 384,529 | 0 | 0 | 391,225 | 169,400 | 221,825 |
| 35 | 2018/ 19 | 4,537,867,122 | 46,747,784 | 518,991 | 46,228,793 | 492,054 | 0 | 0 | 501,366 | 217,092 | 284,275 |
| 36 | 2019/ 20 | 4,833,989,110 | 49,414,605 | 548,516 | 48,866,089 | 604,772 | 0 | 0 | 616,792 | 267,071 | 349,721 |
| 37 | 2020/ 21 | 5,108,326,585 | 50,700,450 | 562,855 | 50,137,595 | 709,197 | 0 | 0 | 723,700 | 313,362 | 410,338 |
| 38 | 2021/ 22 | 5,244,165,395 | 52,054,394 | 577,947 | 51,476,447 | 760,903 | 0 | 0 | 776,628 | 336,280 | 440,348 |
| 39 | 2022/ 23 | 5,384,079,369 | 53,449,135 | 593,491 | 52,855,644 | 814,161 | 44,736 | 0 | 875,875 | 379,254 | 496,621 |
| 40 | 2023/ 24 | 5,528,190,762 | 56,537,349 | 627,668 | 55,909,681 | 869,016 | 90,815 | 0 | 978,095 | 423,515 | 554,580 |
| 41 | 2024/ 25 | 5,841,770,043 | 59,555,825 | 661,082 | 58,894,743 | 988,378 | 191,079 | 0 | 1,200,504 | 519,818 | 680,686 |
| 42 | 2025/ 26 | 6,151,802,515 | 61,410,190 | 681,694 | 60,728,496 | 1,106,391 | 290,210 | 0 | 1,420,380 | 615,025 | 805,356 |
| 43 | 2026/ 27 | 6,345,391,165 | 63,081,074 | 700,293 | 62,380,781 | 1,180,079 | 352,108 | 0 | 1,557,667 | 674,470 | 883,197 |
| 44 | 2027/ 28 | 6,518,341,912 | 64,807,574 | 719,508 | 64,088,066 | 1,245,912 | 407,408 | 0 | 1,680,312 | 727,575 | 952,737 |
| 45 | 2028/ 29 | 6,696,481,181 | 66,586,071 | 739,299 | 65,846,772 | 1,313,720 | 464,366 | 0 | 1,806,634 | 782,272 | 1,024,361 |
| 46 | 2029/ 30 | 6,879,964,629 | 68,715,777 | 762,958 | 67,952,819 | 1,383,562 | 523,034 | 0 | 1,936,740 | 838,609 | 1,098,132 |
| 47 | 2030/ 31 | 7,098,717,293 | 70,912,562 | 787,360 | 70,125,202 | 1,466,829 | 592,978 | 0 | 2,091,852 | 905,772 | 1,186,080 |
| 48 | 2031/ 32 | 7,324,925,478 | 73,184,485 | 812,593 | 72,371,892 | 1,552,934 | 665,306 | 0 | 2,252,244 | 975,222 | 1,277,022 |
| 49 | 2032/ 33 | 7,558,839,639 | 13,778,898 | 159,378 | 13,619,520 | 312,029 | 140,643 | 0 | 453,973 | 196,570 | 257,403 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | | | | | | | | | | |
| Subtotal: Post-$400M | | | | | | | | | | | |
| **TOTAL** | | | **1,100,000,000** | **12,219,685** | **1,087,780,315** | **16,188,840** | **3,762,683** | **0** | **20,281,095** | **8,781,714** | **11,499,381** |

* This table begins in FY 2011/12 when the $400 million cap is projected to be reached. All pass-through payments under the 1993 Fiscal Agreement have been paid and that Fiscal Agreement is considered terminated for purposes of calculating pass-through payments. As a result, FUSD is entitled to begin receiving statutory pass-through payments per Health and Safety Code Section 33607.7(b)(2) once the $400 million cap is reached. This table estimates these statutory pass-through payments to FUSD.

(1) Assessed value of property taxes for given fiscal year.

(2) Additional tax increment claimed by Agency above existing $400 million tax increment cap, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(3) County Administrative fee for administration of property taxes.

(4) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(5) Tier 1 pass-through payment is equal to the incremental assessed value times the property tax rate (at 1%), times the statutory pass-through formula (at 20%), and times the applicable AB8 factor.

(6) Tier 2 pass-through payment is equal to the incremental assessed value times the property tax rate (at 1%), times the statutory pass-through formula (at 16.8%), and times the applicable AB8 factor.

(7) The tax increment cap is reached before Tier 3 pass-through payments can be made starting the 31st fiscal year that the agency receives tax increment.

(8) Total pass-through payment equals the sum of all the pass-through payment tiers (columns 5-7).

(9) Portion of total pass-through payment counted as local property taxes towards State Subvention. Equivalent to 43.3% times (column 8).

(10) Portion of total pass-through payment not counted as local property taxes allocated towards capital improvements. Equivalent to 56.7% times (column 8).

## Table B-10f
## Pass-Through Calculation for County Office of Education
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Total Pass-Through Payment |
|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 16,641 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 17,750 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 18,883 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 20,038 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 21,216 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 22,417 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 23,642 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 24,893 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 26,168 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 27,468 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 28,794 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 30,148 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 31,528 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 32,936 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 34,371 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 35,836 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 37,330 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 38,854 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 40,408 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 41,994 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 43,610 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 46,000 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 49,000 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 52,500 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 44,948 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 717,477 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **762,425** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.
(2) County Administrative fee for administration of property taxes.
(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.
(4) Pass-through payments per schedule.

**Table B-10g**
**Pass-Through Calculation for Bay Area Air Quality District**
**Industrial Area (Portion of Merged Project Area)**
**(In Future Value or Nominal Dollars)**

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 34,414 | 0 | 34,414 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 36,523 | 0 | 36,523 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 37,396 | 0 | 37,396 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 40,026 | 0 | 40,026 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 42,752 | 0 | 42,752 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 45,612 | 0 | 45,612 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 46,748 | 0 | 46,748 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 47,955 | 0 | 47,955 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 51,208 | 0 | 51,208 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 54,580 | 0 | 54,580 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 57,694 | 0 | 57,694 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 59,195 | 0 | 59,195 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 60,776 | 0 | 60,776 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 62,404 | 0 | 62,404 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 66,010 | 0 | 66,010 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 69,534 | 0 | 69,534 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 71,699 | 0 | 71,699 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 73,650 | 0 | 73,650 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 75,666 | 0 | 75,666 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 77,742 | 0 | 77,742 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 80,228 | 0 | 80,228 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 82,793 | 0 | 82,793 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 85,446 | 0 | 85,446 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 16,080 | 0 | 16,080 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 91,843 | 0 | 91,843 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 1,284,288 | 0 | 1,284,288 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **1,376,131** | **0** | **1,376,131** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.
(2) County Administrative fee for administration of property taxes.
(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.
(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method. Column 4 is equal to the product of net tax increment and the applicable AB8 Factor (0.12%).
(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.
(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

## Table B-10h
## Pass-Through Calculation for Mosquito Abatement District
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 28,338 | 5,677 | 34,016 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 30,075 | 5,677 | 35,752 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 30,794 | 5,677 | 36,471 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 32,960 | 5,677 | 38,637 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 35,205 | 5,677 | 40,882 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 37,560 | 5,677 | 43,237 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 38,495 | 5,677 | 44,172 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 39,488 | 5,677 | 45,166 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 42,168 | 5,677 | 47,845 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 44,944 | 5,677 | 50,621 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 47,508 | 5,677 | 53,186 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 48,744 | 5,677 | 54,422 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 50,046 | 5,677 | 55,723 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 51,387 | 5,677 | 57,064 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 54,356 | 5,677 | 60,033 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 57,258 | 5,677 | 62,935 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 59,041 | 5,677 | 64,718 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 60,647 | 5,677 | 66,325 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 62,307 | 5,677 | 67,984 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 64,017 | 5,677 | 69,694 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 66,064 | 5,677 | 71,742 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 68,176 | 5,677 | 73,854 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 70,361 | 5,677 | 76,038 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 13,241 | 1,079 | 14,320 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 75,629 | 14,529 | 90,157 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 1,057,551 | 117,130 | 1,174,681 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **1,133,180** | **131,659** | **1,264,839** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(2) County Administrative fee for administration of property taxes.

(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method, column 4 is equal to the product of net tax increment and the applicable AB8 Factor (0.10%).

(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.

(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

## Table B-10i
## Pass-Through Calculation for AC Transit Sp District 2
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 520,200 | 0 | 520,200 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 552,077 | 0 | 552,077 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 565,275 | 0 | 565,275 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 605,033 | 0 | 605,033 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 646,245 | 0 | 646,245 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 689,476 | 0 | 689,476 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 706,646 | 0 | 706,646 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 724,880 | 0 | 724,880 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 774,064 | 0 | 774,064 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 825,030 | 0 | 825,030 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 872,097 | 0 | 872,097 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 894,789 | 0 | 894,789 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 918,683 | 0 | 918,683 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 943,297 | 0 | 943,297 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 997,802 | 0 | 997,802 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 1,051,075 | 0 | 1,051,075 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 1,083,802 | 0 | 1,083,802 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 1,113,290 | 0 | 1,113,290 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 1,143,759 | 0 | 1,143,759 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 1,175,146 | 0 | 1,175,146 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 1,212,732 | 0 | 1,212,732 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 1,251,502 | 0 | 1,251,502 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 1,291,598 | 0 | 1,291,598 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 243,063 | 0 | 243,063 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 1,388,301 | 0 | 1,388,301 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 19,413,262 | 0 | 19,413,262 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **20,801,562** | **0** | **20,801,562** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(2) County Administrative fee for administration of property taxes.

(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method. Column 4 is equal to the product of net tax increment and the applicable AB8 Factor (1.78%).

(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.

(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

## Table B-10j
## Pass-Through Calculation for BART
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 101,063 | 0 | 101,063 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 107,256 | 0 | 107,256 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 109,820 | 0 | 109,820 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 117,544 | 0 | 117,544 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 125,550 | 0 | 125,550 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 133,949 | 0 | 133,949 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 137,284 | 0 | 137,285 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 140,827 | 0 | 140,827 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 150,382 | 0 | 150,382 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 160,284 | 0 | 160,284 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 169,428 | 0 | 169,428 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 173,836 | 0 | 173,837 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 178,478 | 0 | 178,479 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 183,260 | 0 | 183,261 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 193,849 | 0 | 193,849 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 204,199 | 0 | 204,199 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 210,557 | 0 | 210,557 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 216,286 | 0 | 216,286 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 222,205 | 0 | 222,206 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 228,303 | 0 | 228,303 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 235,605 | 0 | 235,605 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 243,137 | 0 | 243,137 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 250,927 | 0 | 250,927 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 47,221 | 0 | 47,221 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 269,714 | 0 | 269,714 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 3,771,536 | 0 | 3,771,541 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **4,041,249** | **0** | **4,041,255** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(2) County Administrative fee for administration of property taxes.

(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method. Column 4 is equal to the product of net tax increment and the applicable AB8 Factor (0.35%).

(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.

(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

## Table B-10k
## Pass-Through Calculation for EBRPD
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 483,259 | 0 | 483,259 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 512,873 | 0 | 512,873 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 525,134 | 0 | 525,134 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 562,068 | 0 | 562,068 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 600,353 | 0 | 600,353 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 640,514 | 0 | 640,514 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 656,465 | 0 | 656,465 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 673,404 | 0 | 673,404 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 719,095 | 0 | 719,095 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 766,442 | 0 | 766,442 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 810,167 | 0 | 810,167 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 831,248 | 0 | 831,248 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 853,445 | 0 | 853,445 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 876,311 | 0 | 876,311 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 926,945 | 0 | 926,945 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 976,435 | 0 | 976,435 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 1,006,838 | 0 | 1,006,838 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 1,034,232 | 0 | 1,034,232 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 1,062,537 | 0 | 1,062,537 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 1,091,695 | 0 | 1,091,695 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 1,126,612 | 0 | 1,126,612 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 1,162,629 | 0 | 1,162,629 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 1,199,877 | 0 | 1,199,877 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 225,803 | 0 | 225,803 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 1,289,713 | 0 | 1,289,713 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 18,034,669 | 0 | 18,034,669 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **19,324,382** | **0** | **19,324,382** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(2) County Administrative fee for administration of property taxes.

(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method. Column 4 is equal to the product of net tax increment and the applicable AB8 Factor (1.66%).

(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.

(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

## Table B-10I
## Pass-Through Calculation for ACWD
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 269,105 | 52,633 | 321,738 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 285,595 | 52,633 | 338,228 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 292,423 | 52,633 | 345,055 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 312,990 | 52,633 | 365,623 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 334,309 | 52,633 | 386,942 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 356,673 | 52,633 | 409,306 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 365,555 | 52,633 | 418,188 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 374,988 | 52,633 | 427,621 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 400,431 | 52,633 | 453,064 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 426,796 | 52,633 | 479,429 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 451,144 | 52,633 | 503,777 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 462,883 | 52,633 | 515,516 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 475,244 | 52,633 | 527,877 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 487,977 | 52,633 | 540,610 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 516,173 | 52,633 | 568,806 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 543,732 | 52,633 | 596,365 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 560,661 | 52,633 | 613,294 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 575,916 | 52,633 | 628,549 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 591,678 | 52,633 | 644,311 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 607,915 | 52,633 | 660,547 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 627,358 | 52,633 | 679,991 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 647,414 | 52,633 | 700,047 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 668,156 | 52,633 | 720,789 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 125,739 | 10,002 | 135,741 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 718,181 | 134,691 | 852,872 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 10,042,671 | 1,085,869 | 11,128,540 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **10,760,852** | **1,220,560** | **11,981,412** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(2) County Administrative fee for administration of property taxes.

(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method, column 4 is equal to the product of net tax increment and the applicable AB8 Factor (0.92%).

(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.

(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

## Table B-10m
## Pass-Through Calculation for ACRC
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Gross Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Net Tax Increment to Agency | (4) Basic Pass-Through Formula Amount | (5) Plus: Fixed ERAF Adjustment | (6) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | |
| 26 | 2009/ 10 | 29,475,730 | 327,442 | 29,148,288 | 7,635 | 471 | 8,105 |
| 27 | 2010/ 11 | 31,281,937 | 347,470 | 30,934,467 | 8,102 | 471 | 8,573 |
| 28 | 2011/ 12 | 32,029,851 | 355,860 | 31,673,991 | 8,296 | 471 | 8,767 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 8,880 | 471 | 9,350 |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 9,484 | 471 | 9,955 |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 10,119 | 471 | 10,590 |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 10,371 | 471 | 10,842 |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 10,638 | 471 | 11,109 |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 11,360 | 471 | 11,831 |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 12,108 | 471 | 12,579 |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 12,799 | 471 | 13,270 |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 13,132 | 471 | 13,603 |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 13,483 | 471 | 13,954 |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 13,844 | 471 | 14,315 |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 14,644 | 471 | 15,115 |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 15,426 | 471 | 15,897 |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 15,906 | 471 | 16,377 |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 16,339 | 471 | 16,810 |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 16,786 | 471 | 17,257 |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 17,247 | 471 | 17,717 |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 17,798 | 471 | 18,269 |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 18,367 | 471 | 18,838 |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 18,956 | 471 | 19,427 |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 3,567 | 89 | 3,657 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 78,664,290 | 873,860 | 77,790,430 | 20,375 | 1,205 | 21,580 |
| Subtotal: Post-$400M | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 284,911 | 9,715 | 294,627 |
| **TOTAL** | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **305,286** | **10,920** | **316,207** |

(1) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.

(2) County Administrative fee for administration of property taxes.

(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.

(4) Based on 1993 pass-through formula adusted to reflect County of Alameda Auditor-Controller ERAF allocation method, column 4 is equal to the product of net tax increment and the applicable AB8 Factor (0.03%).

(5) Fixed ERAF adjustment represents the fixed annual compensation for the ERAF Fund that is deducted in accordance with the ERAF Fund allocation methodology implemented by the County Auditor-Controller from the property taxes the taxing entity would otherwise receive. This adjustment is necessary to achieve the same level of pass-through payments intended when the pass-through payment formula was initially negotiated, approved and executed, while taking into account the subsequently implemented County Auditor-Controller property tax allocation methodology for ERAF Fund contributions by the affected taxing entities. For education and multi-County entities not subject to ERAF Fund contributions, this amount is zero.

(6) Total pass-through payment equals basic formula amount (column 4) plus fixed ERAF adjustment (column 5).

## Table B-10n
## Pass-Through Calculation for City of Fremont
## Industrial Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| Year (N) | Fiscal Year* | (1) Assessed Value | (2) Gross Tax Increment Generated by Amendment | (3) Less: County Admin Fees | (4) Net Tax Increment to Agency | Pass-Through Payments (5) Tier 1 20% | (6) Tier 2 16.80% | (7) Tier 3 11.20% | (8) Total Pass-Through Payment |
|---|---|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | | | |
| 26 | 2009/ 10 | 2,979,711,140 | 29,475,730 | 327,442 | 29,148,288 | 194,353 | 0 | 0 | 194,353 |
| 27 | 2010/ 11 | 3,061,476,486 | 31,281,937 | 347,470 | 30,934,467 | 220,439 | 0 | 0 | 220,439 |
| 28 | 2011/ 12 | 3,245,182,493 | 32,029,851 | 355,860 | 31,673,991 | 278,724 | 0 | 0 | 278,724 |
| 29 | 2012/ 13 | 3,325,126,980 | 34,282,552 | 380,805 | 33,901,747 | 303,962 | 0 | 0 | 303,962 |
| 30 | 2013/ 14 | 3,553,504,569 | 36,617,589 | 406,660 | 36,210,929 | 375,698 | 0 | 0 | 375,698 |
| 31 | 2014/ 15 | 3,793,114,530 | 39,067,079 | 433,777 | 38,633,302 | 450,472 | 0 | 0 | 450,472 |
| 32 | 2015/ 16 | 4,044,425,263 | 40,040,025 | 444,656 | 39,595,370 | 528,454 | 0 | 0 | 528,454 |
| 33 | 2016/ 17 | 4,148,347,033 | 41,073,306 | 456,201 | 40,617,104 | 560,589 | 0 | 0 | 560,589 |
| 34 | 2017/ 18 | 4,255,386,456 | 43,860,049 | 487,039 | 43,373,010 | 593,625 | 0 | 0 | 593,625 |
| 35 | 2018/ 19 | 4,537,867,122 | 46,747,784 | 518,991 | 46,228,793 | 680,544 | 0 | 0 | 680,544 |
| 36 | 2019/ 20 | 4,833,989,110 | 49,414,605 | 548,516 | 48,866,089 | 771,304 | 0 | 0 | 771,304 |
| 37 | 2020/ 21 | 5,108,326,585 | 50,700,450 | 562,855 | 50,137,595 | 855,118 | 0 | 0 | 855,118 |
| 38 | 2021/ 22 | 5,244,165,395 | 52,054,394 | 577,947 | 51,476,447 | 896,536 | 0 | 0 | 896,536 |
| 39 | 2022/ 23 | 5,384,079,369 | 53,449,135 | 593,491 | 52,855,644 | 939,145 | 0 | 0 | 939,145 |
| 40 | 2023/ 24 | 5,528,190,762 | 56,537,349 | 627,668 | 55,909,681 | 982,981 | 0 | 0 | 982,981 |
| 41 | 2024/ 25 | 5,841,770,043 | 59,555,825 | 661,082 | 58,894,743 | 1,078,209 | 0 | 0 | 1,078,209 |
| 42 | 2025/ 26 | 6,151,802,515 | 61,410,190 | 681,694 | 60,728,496 | 1,172,173 | 0 | 0 | 1,172,173 |
| 43 | 2026/ 27 | 6,345,391,165 | 63,081,074 | 700,293 | 62,380,781 | 1,230,764 | 0 | 0 | 1,230,764 |
| 44 | 2027/ 28 | 6,518,341,912 | 64,807,574 | 719,508 | 64,088,066 | 1,283,060 | 0 | 0 | 1,283,060 |
| 45 | 2028/ 29 | 6,696,481,181 | 66,586,071 | 739,299 | 65,846,772 | 1,336,883 | 0 | 0 | 1,336,883 |
| 46 | 2029/ 30 | 6,879,964,629 | 68,715,777 | 762,958 | 67,952,819 | 1,392,278 | 0 | 0 | 1,392,278 |
| 47 | 2030/ 31 | 7,098,717,293 | 70,912,562 | 787,360 | 70,125,202 | 1,458,270 | 0 | 0 | 1,458,270 |
| 48 | 2031/ 32 | 7,324,925,478 | 73,184,485 | 812,593 | 72,371,892 | 1,526,458 | 0 | 0 | 1,526,458 |
| 49 | 2032/ 33 | 7,558,839,639 | 13,778,898 | 159,378 | 13,619,520 | 303,467 | 0 | 0 | 303,467 |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | | 78,664,290 | 873,860 | 77,790,430 | 570,616 | 0 | 0 | 570,616 |
| Subtotal: Post-$400M | | | 1,100,000,000 | 12,219,685 | 1,087,780,315 | 18,842,891 | 0 | 0 | 18,842,891 |
| **TOTAL** | | | **1,178,664,290** | **13,093,544** | **1,165,570,746** | **19,413,506** | **0** | **0** | **19,413,506** |

(1) Assessed value of property taxes for given fiscal year.
(2) Tax increment claimed by Agency, including County property tax administration fee, under proposed $1.5 billion cap yielding an additional $1.1 billion in tax increment revenue.
(3) County Administrative fee for administration of property taxes.
(4) Net property tax increment retained by Agency after deduction of County property tax administration fees.
(5) Tier 1 pass-through payment is equal to the incremental assessed value times the property tax rate (at 1%), times the statutory pass-through formula (at 20%), and times the applicable AB8 factor.
(6) The City of Fremont is not eligible to receive Tier 2 and Tier 3 AB1290 statutory pass-through payments.
(7) The City of Fremont is not eligible to receive Tier 2 and Tier 3 AB1290 statutory pass-through payments.
(8) Total pass-through payment equals the sum of all the pass-through payment tiers (columns 5-7).

**Table C-1**
**Projected Tax Increment**
***From FY2009/10 Through End of Project***
**Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**

| | Original Area | Added Area | Total Project Area | | |
|---|---|---|---|---|---|
| | | | Total | Pre-$400M Cap | Post-$400M Cap |
| **Future Value Dollars** | | | | | |
| **Tax Increment (TI) to Agency** | | | | | |
| Gross Tax Increment | $12,149,580 | $30,258,555 | $42,408,135 | $1,578,059 | $40,830,076 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 133,645 | 332,844 | 466,489 | 17,359 | 449,131 |
| Tax Increment to Agency | 12,015,934 | 29,925,711 | 41,941,645 | 1,560,700 | 40,380,945 |
| **TI Available to Agency After Obligations** | | | | | |
| Tax Increment to Agency | 12,015,934 | 29,925,711 | 41,941,645 | 1,560,700 | 40,380,945 |
| Less: Pass-Throughs to Taxing Entities | 3,398,081 | 10,203,412 | 13,601,493 | 310,613 | 13,290,880 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 8,617,853 | 19,722,299 | 28,340,153 | 1,250,087 | 27,090,065 |
| **Projected Use of TI Funds** | | | | | |
| Agency Administration (Non-Hsg) | 485,267 | 996,621 | 1,481,888 | 84,879 | 1,397,009 |
| TI Available for Housing Programs | 2,429,916 | 6,051,711 | 8,481,627 | 315,612 | 8,166,015 |
| TI Available for Non-Housing Projects | 5,702,671 | 12,673,967 | 18,376,638 | 849,597 | 17,527,041 |
| Total TI Funds Used by Agency | 8,617,853 | 19,722,299 | 28,340,153 | 1,250,087 | 27,090,065 |
| *Subtotal, TI for Housing & Projects* | *8,132,587* | *18,725,678* | *26,858,265* | *1,165,208* | *25,693,057* |
| **Present Value Dollars** | | | | | |
| **Tax Increment (TI) to Agency** | | | | | |
| Gross Tax Increment | 6,702,901 | 9,597,997 | 16,300,897 | 1,487,949 | 14,812,948 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 73,732 | 105,578 | 179,310 | 16,367 | 162,942 |
| Tax Increment to Agency | 6,629,169 | 9,492,419 | 16,121,588 | 1,471,582 | 14,650,006 |
| **TI Available to Agency After Obligations** | | | | | |
| Tax Increment to Agency | 6,629,169 | 9,492,419 | 16,121,588 | 1,471,582 | 14,650,006 |
| Less: Pass-Throughs to Taxing Entities | 1,765,674 | 3,016,912 | 4,782,586 | 292,475 | 4,490,111 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 4,863,495 | 6,475,507 | 11,339,001 | 1,179,107 | 10,159,895 |
| **Projected Use of TI Funds** | | | | | |
| Agency Administration (Non-Hsg) | 277,597 | 330,232 | 607,829 | 80,013 | 527,816 |
| TI Available for Housing Programs | 1,340,580 | 1,919,599 | 3,260,179 | 297,590 | 2,962,590 |
| TI Available for Non-Housing Projects | 3,245,317 | 4,225,675 | 7,470,993 | 801,503 | 6,669,489 |
| Total TI Funds Used by Agency | 4,863,495 | 6,475,507 | 11,339,001 | 1,179,107 | 10,159,895 |
| *Subtotal, TI for Housing & Projects* | *4,585,898* | *6,145,275* | *10,731,172* | *1,099,093* | *9,632,079* |

**Table C-2**
**Tax Increment Projections**
**Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | | | | |
| Year (N) | Fiscal Year | Basic Tax Revenues* | County Admin Fee | Tax Increment to Agency | Pass-Through Payments | Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| 1 | 2009/ 10 | 503,665 | 5,540 | 498,125 | 95,507 | 26,924 | 100,733 | 100,733 | 274,960 | 274,960 |
| 2 | 2010/ 11 | 525,798 | 5,784 | 520,015 | 103,459 | 28,271 | 105,160 | 205,893 | 283,126 | 558,086 |
| 3 | 2011/ 12 | 548,595 | 6,035 | 542,561 | 111,647 | 29,684 | 109,719 | 315,612 | 291,511 | 849,597 |
| 4 | 2012/ 13 | 670,367 | 7,374 | 662,993 | 119,973 | 31,168 | 134,073 | 449,685 | 377,778 | 1,227,375 |
| 5 | 2013/ 14 | 702,232 | 7,725 | 694,508 | 164,307 | 32,727 | 140,446 | 590,132 | 357,027 | 1,584,402 |
| 6 | 2014/ 15 | 802,006 | 8,822 | 793,184 | 189,710 | 34,363 | 160,401 | 750,533 | 408,710 | 1,993,112 |
| 7 | 2015/ 16 | 845,444 | 9,300 | 836,144 | 214,502 | 36,081 | 169,089 | 919,622 | 416,472 | 2,409,584 |
| 8 | 2016/ 17 | 953,745 | 10,491 | 943,254 | 230,937 | 37,885 | 190,749 | 1,110,371 | 483,683 | 2,893,267 |
| 9 | 2017/ 18 | 1,002,488 | 11,027 | 991,461 | 270,535 | 39,780 | 200,498 | 1,310,868 | 480,648 | 3,373,915 |
| 10 | 2018/ 19 | 1,120,124 | 12,321 | 1,107,803 | 302,159 | 41,769 | 224,025 | 1,534,893 | 539,850 | 3,913,766 |
| 11 | 2019/ 20 | 1,174,657 | 12,921 | 1,161,736 | 332,070 | 43,857 | 234,931 | 1,769,825 | 550,878 | 4,464,643 |
| 12 | 2020/ 21 | 1,302,363 | 14,326 | 1,288,037 | 355,666 | 46,050 | 260,473 | 2,030,297 | 625,849 | 5,090,492 |
| 13 | 2021/ 22 | 1,363,209 | 14,995 | 1,348,214 | 413,004 | 48,352 | 272,642 | 2,302,939 | 614,215 | 5,704,707 |
| 14 | 2022/ 23 | 1,501,261 | 16,514 | 1,484,747 | 454,271 | 50,770 | 300,252 | 2,603,191 | 679,454 | 6,384,161 |
| 15 | 2023/ 24 | 1,559,983 | 17,160 | 1,542,824 | 493,569 | 53,308 | 311,997 | 2,915,188 | 683,950 | 7,068,111 |
| 16 | 2024/ 25 | 1,698,265 | 18,681 | 1,679,585 | 518,057 | 55,974 | 339,653 | 3,254,841 | 765,900 | 7,834,011 |
| 17 | 2025/ 26 | 1,835,421 | 20,190 | 1,815,232 | 594,793 | 58,772 | 367,084 | 3,621,925 | 794,582 | 8,628,593 |
| 18 | 2026/ 27 | 1,895,890 | 20,855 | 1,875,035 | 632,527 | 61,711 | 379,178 | 4,001,103 | 801,619 | 9,430,212 |
| 19 | 2027/ 28 | 1,959,789 | 21,558 | 1,938,232 | 658,699 | 64,797 | 391,958 | 4,393,061 | 822,778 | 10,252,990 |
| 20 | 2028/ 29 | 973,317 | 10,706 | 962,611 | 317,481 | 27,883 | 194,663 | 4,587,725 | 422,583 | 10,675,573 |
| 21 | 2029/ 30 | 1,008,462 | 11,093 | 997,369 | 333,838 | 29,277 | 201,692 | 4,789,417 | 432,561 | 11,108,134 |
| 22 | 2030/ 31 | 1,044,661 | 11,491 | 1,033,170 | 350,686 | 30,741 | 208,932 | 4,998,349 | 442,810 | 11,550,944 |
| 23 | 2031/ 32 | 1,081,946 | 11,901 | 1,070,045 | 368,039 | 32,278 | 216,389 | 5,214,738 | 453,338 | 12,004,282 |
| 24 | 2032/ 33 | 1,120,350 | 12,324 | 1,108,026 | 385,913 | 33,892 | 224,070 | 5,438,808 | 464,151 | 12,468,433 |
| 25 | 2033/ 34 | 1,159,906 | 12,759 | 1,147,147 | 404,322 | 35,587 | 231,981 | 5,670,790 | 475,256 | 12,943,690 |
| 26 | 2034/ 35 | 1,200,648 | 13,207 | 1,187,441 | 423,284 | 37,366 | 240,130 | 5,910,919 | 486,661 | 13,430,351 |
| 27 | 2035/ 36 | 1,242,613 | 13,669 | 1,228,944 | 442,814 | 39,234 | 248,523 | 6,159,442 | 498,373 | 13,928,724 |
| 28 | 2036/ 37 | 1,285,836 | 14,144 | 1,271,692 | 462,930 | 41,196 | 257,167 | 6,416,609 | 510,398 | 14,439,122 |
| 29 | 2037/ 38 | 1,330,357 | 14,634 | 1,315,723 | 483,650 | 43,256 | 266,071 | 6,682,680 | 522,746 | 14,961,868 |
| 30 | 2038/ 39 | 1,376,213 | 15,138 | 1,361,074 | 504,990 | 45,419 | 275,243 | 6,957,923 | 535,423 | 15,497,290 |
| 31 | 2039/ 40 | 1,423,444 | 15,658 | 1,407,786 | 526,971 | 47,690 | 284,689 | 7,242,612 | 548,437 | 16,045,727 |
| 32 | 2040/ 41 | 1,472,093 | 16,193 | 1,455,900 | 549,611 | 50,074 | 294,419 | 7,537,030 | 561,796 | 16,607,523 |
| 33 | 2041/ 42 | 1,522,201 | 16,744 | 1,505,456 | 572,930 | 52,578 | 304,440 | 7,841,470 | 575,508 | 17,183,031 |
| 34 | 2042/ 43 | 1,573,812 | 17,312 | 1,556,500 | 596,949 | 55,207 | 314,762 | 8,156,233 | 589,582 | 17,772,613 |
| 35 | 2043/ 44 | 1,626,972 | 17,897 | 1,609,075 | 621,688 | 57,967 | 325,394 | 8,481,627 | 604,026 | 18,376,638 |
| Subtotal: Pre-$400 | | 1,578,059 | 17,359 | 1,560,700 | 310,613 | 84,879 | 315,612 | | 849,597 | |
| Subtotal: Post-$400 | | 40,830,076 | 449,131 | 40,380,945 | 13,290,880 | 1,397,009 | 8,166,015 | | 17,527,041 | |
| **TOTAL** | | **42,408,135** | **466,489** | **41,941,645** | **13,601,493** | **1,481,888** | **8,481,627** | | **18,376,638** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2018/ 19 | 7,674,467 | 84,419 | 7,590,048 | 1,802,737 | 338,652 | 1,534,893 | | 3,913,766 | |
| To: | 2028/ 29 | 22,938,623 | 252,325 | 22,686,298 | 6,572,874 | 850,126 | 4,587,725 | | 10,675,573 | |
| To: | 2043/ 44 | 42,408,135 | 466,489 | 41,941,645 | 13,601,493 | 1,481,888 | 8,481,627 | | 18,376,638 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Table C-3**
**Tax Increment Projections**
**Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**
**(In Present Value Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | | | | |
| Year (N) | Fiscal Year | Basic Tax Revenues* | County Admin Fee | Tax Increment to Agency | Pass-Through Payments | Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| 1 | 2009/ 10 | 503,665 | 5,540 | 498,125 | 95,507 | 26,924 | 100,733 | 100,733 | 274,960 | 274,960 |
| 2 | 2010/ 11 | 496,036 | 5,456 | 490,580 | 97,602 | 26,670 | 99,207 | 199,940 | 267,100 | 542,060 |
| 3 | 2011/ 12 | 488,248 | 5,371 | 482,877 | 99,365 | 26,419 | 97,650 | 297,590 | 259,444 | 801,503 |
| 4 | 2012/ 13 | 562,853 | 6,191 | 556,662 | 100,732 | 26,170 | 112,571 | 410,161 | 317,190 | 1,118,693 |
| 5 | 2013/ 14 | 556,234 | 6,119 | 550,115 | 130,147 | 25,923 | 111,247 | 521,407 | 282,799 | 1,401,492 |
| 6 | 2014/ 15 | 599,305 | 6,592 | 592,713 | 141,762 | 25,678 | 119,861 | 641,268 | 305,412 | 1,706,904 |
| 7 | 2015/ 16 | 596,005 | 6,556 | 589,449 | 151,215 | 25,436 | 119,201 | 760,469 | 293,596 | 2,000,500 |
| 8 | 2016/ 17 | 634,295 | 6,977 | 627,318 | 153,586 | 25,196 | 126,859 | 887,328 | 321,677 | 2,322,177 |
| 9 | 2017/ 18 | 628,974 | 6,919 | 622,055 | 169,737 | 24,958 | 125,795 | 1,013,123 | 301,565 | 2,623,742 |
| 10 | 2018/ 19 | 663,000 | 7,293 | 655,707 | 178,848 | 24,723 | 132,600 | 1,145,723 | 319,537 | 2,943,279 |
| 11 | 2019/ 20 | 655,922 | 7,215 | 648,707 | 185,426 | 24,489 | 131,184 | 1,276,908 | 307,607 | 3,250,886 |
| 12 | 2020/ 21 | 686,068 | 7,547 | 678,522 | 187,360 | 24,258 | 137,214 | 1,414,121 | 329,689 | 3,580,575 |
| 13 | 2021/ 22 | 677,473 | 7,452 | 670,021 | 205,251 | 24,030 | 135,495 | 1,549,616 | 305,246 | 3,885,821 |
| 14 | 2022/ 23 | 703,850 | 7,742 | 696,107 | 212,980 | 23,803 | 140,770 | 1,690,386 | 318,554 | 4,204,376 |
| 15 | 2023/ 24 | 689,982 | 7,590 | 682,392 | 218,306 | 23,578 | 137,996 | 1,828,382 | 302,512 | 4,506,887 |
| 16 | 2024/ 25 | 708,627 | 7,795 | 700,832 | 216,167 | 23,356 | 141,725 | 1,970,108 | 319,583 | 4,826,471 |
| 17 | 2025/ 26 | 722,507 | 7,948 | 714,559 | 234,138 | 23,136 | 144,501 | 2,114,609 | 312,784 | 5,139,255 |
| 18 | 2026/ 27 | 704,066 | 7,745 | 696,321 | 234,898 | 22,917 | 140,813 | 2,255,422 | 297,693 | 5,436,948 |
| 19 | 2027/ 28 | 686,600 | 7,553 | 679,047 | 230,771 | 22,701 | 137,320 | 2,392,742 | 288,255 | 5,725,203 |
| 20 | 2028/ 29 | 321,694 | 3,539 | 318,155 | 104,932 | 9,216 | 64,339 | 2,457,081 | 139,669 | 5,864,872 |
| 21 | 2029/ 30 | 314,443 | 3,459 | 310,984 | 104,092 | 9,129 | 62,889 | 2,519,970 | 134,875 | 5,999,747 |
| 22 | 2030/ 31 | 307,293 | 3,380 | 303,913 | 103,156 | 9,043 | 61,459 | 2,581,428 | 130,255 | 6,130,002 |
| 23 | 2031/ 32 | 300,246 | 3,303 | 296,943 | 102,133 | 8,957 | 60,049 | 2,641,477 | 125,804 | 6,255,805 |
| 24 | 2032/ 33 | 293,305 | 3,226 | 290,078 | 101,031 | 8,873 | 58,661 | 2,700,138 | 121,513 | 6,377,319 |
| 25 | 2033/ 34 | 286,472 | 3,151 | 283,321 | 99,859 | 8,789 | 57,294 | 2,757,433 | 117,378 | 6,494,697 |
| 26 | 2034/ 35 | 279,749 | 3,077 | 276,672 | 98,625 | 8,706 | 55,950 | 2,813,382 | 113,391 | 6,608,088 |
| 27 | 2035/ 36 | 273,139 | 3,005 | 270,134 | 97,335 | 8,624 | 54,628 | 2,868,010 | 109,547 | 6,717,636 |
| 28 | 2036/ 37 | 266,641 | 2,933 | 263,708 | 95,997 | 8,543 | 53,328 | 2,921,338 | 105,840 | 6,823,476 |
| 29 | 2037/ 38 | 260,258 | 2,863 | 257,395 | 94,616 | 8,462 | 52,052 | 2,973,390 | 102,265 | 6,925,741 |
| 30 | 2038/ 39 | 253,989 | 2,794 | 251,195 | 93,199 | 8,382 | 50,798 | 3,024,188 | 98,816 | 7,024,556 |
| 31 | 2039/ 40 | 247,836 | 2,726 | 245,110 | 91,751 | 8,303 | 49,567 | 3,073,755 | 95,488 | 7,120,045 |
| 32 | 2040/ 41 | 241,798 | 2,660 | 239,139 | 90,276 | 8,225 | 48,360 | 3,122,115 | 92,278 | 7,212,323 |
| 33 | 2041/ 42 | 235,876 | 2,595 | 233,282 | 88,780 | 8,147 | 47,175 | 3,169,290 | 89,179 | 7,301,502 |
| 34 | 2042/ 43 | 230,070 | 2,531 | 227,539 | 87,266 | 8,070 | 46,014 | 3,215,304 | 86,189 | 7,387,691 |
| 35 | 2043/ 44 | 224,378 | 2,468 | 221,910 | 85,738 | 7,994 | 44,876 | 3,260,179 | 83,302 | 7,470,993 |
| Subtotal: Pre-$400 | | 1,487,949 | 16,367 | 1,471,582 | 292,475 | 80,013 | 297,590 | | 801,503 | |
| Subtotal: Post-$400 | | 14,812,948 | 162,942 | 14,650,006 | 4,490,111 | 527,816 | 2,962,590 | | 6,669,489 | |
| **TOTAL** | | **16,300,897** | **179,310** | **16,121,588** | **4,782,586** | **607,829** | **3,260,179** | | **7,470,993** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2018/ 19 | 5,728,615 | 63,015 | 5,665,601 | 1,318,503 | 258,096 | 1,145,723 | | 2,943,279 | |
| To: | 2028/ 29 | 12,285,405 | 135,139 | 12,150,265 | 3,348,732 | 479,581 | 2,457,081 | | 5,864,872 | |
| To: | 2043/ 44 | 16,300,897 | 179,310 | 16,121,588 | 4,782,586 | 607,829 | 3,260,179 | | 7,470,993 | |

* Based on revenues frtom Basic Tax Increment (1.0%), exclusive of bond overrides.

Present value discount rate: 6.0%

**Table C-4**
**Tax Revenues**
**Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | First & Second Payments to Agency | | | Supplemental Payments | | Total Basic Tax Revenues | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) |
| Year (N) | Fiscal Year | Secured, State Board, Unsecured AV | Increase in AV Over Base | First & Second Payments | Supplemental Secured Assessements | Supplemental Secured Payments | First & Second Payments | Supplemental Secured Payments | Unitary Payments | Total Basic Tax Revenues |
| | | 25,749,314 | | | | | | | | |
| 1 | 2009/ 10 | 75,106,734 | 49,357,420 | 493,574 | 730,467 | 7,305 | 493,574 | 7,305 | 2,786 | 503,665 |
| 2 | 2010/ 11 | 77,298,136 | 51,548,822 | 515,488 | 752,381 | 7,524 | 515,488 | 7,524 | 2,786 | 525,798 |
| 3 | 2011/ 12 | 79,555,280 | 53,805,966 | 538,060 | 774,953 | 7,750 | 538,060 | 7,750 | 2,786 | 548,595 |
| 4 | 2012/ 13 | 81,880,138 | 56,130,824 | 561,308 | 10,627,281 | 106,273 | 561,308 | 106,273 | 2,786 | 670,367 |
| 5 | 2013/ 14 | 94,103,822 | 68,354,508 | 683,545 | 1,590,116 | 15,901 | 683,545 | 15,901 | 2,786 | 702,232 |
| 6 | 2014/ 15 | 97,534,814 | 71,785,500 | 717,855 | 8,136,451 | 81,365 | 717,855 | 81,365 | 2,786 | 802,006 |
| 7 | 2015/ 16 | 107,580,761 | 81,831,447 | 818,314 | 2,434,338 | 24,343 | 818,314 | 24,343 | 2,786 | 845,444 |
| 8 | 2016/ 17 | 112,125,514 | 86,376,200 | 863,762 | 8,719,724 | 87,197 | 863,762 | 87,197 | 2,786 | 953,745 |
| 9 | 2017/ 18 | 123,046,548 | 97,297,234 | 972,972 | 2,672,985 | 26,730 | 972,972 | 26,730 | 2,786 | 1,002,488 |
| 10 | 2018/ 19 | 128,139,264 | 102,389,950 | 1,023,899 | 9,343,862 | 93,439 | 1,023,899 | 93,439 | 2,786 | 1,120,124 |
| 11 | 2019/ 20 | 140,004,711 | 114,255,397 | 1,142,554 | 2,931,670 | 29,317 | 1,142,554 | 29,317 | 2,786 | 1,174,657 |
| 12 | 2020/ 21 | 145,695,276 | 119,945,962 | 1,199,460 | 10,011,682 | 100,117 | 1,199,460 | 100,117 | 2,786 | 1,302,363 |
| 13 | 2021/ 22 | 158,579,663 | 132,830,349 | 1,328,303 | 3,211,950 | 32,120 | 1,328,303 | 32,120 | 2,786 | 1,363,209 |
| 14 | 2022/ 23 | 164,922,007 | 139,172,693 | 1,391,727 | 10,674,788 | 106,748 | 1,391,727 | 106,748 | 2,786 | 1,501,261 |
| 15 | 2023/ 24 | 178,854,034 | 153,104,720 | 1,531,047 | 2,614,991 | 26,150 | 1,531,047 | 26,150 | 2,786 | 1,559,983 |
| 16 | 2024/ 25 | 185,004,906 | 159,255,592 | 1,592,556 | 10,292,328 | 102,923 | 1,592,556 | 102,923 | 2,786 | 1,698,265 |
| 17 | 2025/ 26 | 198,956,132 | 173,206,818 | 1,732,068 | 10,056,682 | 100,567 | 1,732,068 | 100,567 | 2,786 | 1,835,421 |
| 18 | 2026/ 27 | 212,950,736 | 187,201,422 | 1,872,014 | 2,108,907 | 21,089 | 1,872,014 | 21,089 | 2,786 | 1,895,890 |
| 19 | 2027/ 28 | 219,277,458 | 193,528,144 | 1,935,281 | 2,172,175 | 21,722 | 1,935,281 | 21,722 | 2,786 | 1,959,789 |
| 20 | 2028/ 29 | 225,793,981 | 200,044,667 | 961,578 | 2,237,340 | 11,599 | 961,578 | 11,599 | 141 | 973,317 |
| 21 | 2029/ 30 | 232,506,001 | 206,756,687 | 996,375 | 2,304,460 | 11,947 | 996,375 | 11,947 | 141 | 1,008,462 |
| 22 | 2030/ 31 | 239,419,381 | 213,670,067 | 1,032,215 | 2,373,594 | 12,305 | 1,032,215 | 12,305 | 141 | 1,044,661 |
| 23 | 2031/ 32 | 246,540,162 | 220,790,848 | 1,069,131 | 2,444,802 | 12,674 | 1,069,131 | 12,674 | 141 | 1,081,946 |
| 24 | 2032/ 33 | 253,874,567 | 228,125,253 | 1,107,155 | 2,518,146 | 13,055 | 1,107,155 | 13,055 | 141 | 1,120,350 |
| 25 | 2033/ 34 | 261,429,004 | 235,679,690 | 1,146,319 | 2,593,690 | 13,446 | 1,146,319 | 13,446 | 141 | 1,159,906 |
| 26 | 2034/ 35 | 269,210,074 | 243,460,760 | 1,186,658 | 2,671,501 | 13,850 | 1,186,658 | 13,850 | 141 | 1,200,648 |
| 27 | 2035/ 36 | 277,224,576 | 251,475,262 | 1,228,207 | 2,751,646 | 14,265 | 1,228,207 | 14,265 | 141 | 1,242,613 |
| 28 | 2036/ 37 | 285,479,513 | 259,730,199 | 1,271,003 | 2,834,195 | 14,693 | 1,271,003 | 14,693 | 141 | 1,285,836 |
| 29 | 2037/ 38 | 293,982,098 | 268,232,784 | 1,315,082 | 2,919,221 | 15,134 | 1,315,082 | 15,134 | 141 | 1,330,357 |
| 30 | 2038/ 39 | 302,739,761 | 276,990,447 | 1,360,484 | 3,006,798 | 15,588 | 1,360,484 | 15,588 | 141 | 1,376,213 |
| 31 | 2039/ 40 | 311,760,154 | 286,010,840 | 1,407,248 | 3,097,001 | 16,056 | 1,407,248 | 16,056 | 141 | 1,423,444 |
| 32 | 2040/ 41 | 321,051,158 | 295,301,844 | 1,455,415 | 3,189,912 | 16,537 | 1,455,415 | 16,537 | 141 | 1,472,093 |
| 33 | 2041/ 42 | 330,620,893 | 304,871,579 | 1,505,027 | 3,285,609 | 17,033 | 1,505,027 | 17,033 | 141 | 1,522,201 |
| 34 | 2042/ 43 | 340,477,719 | 314,728,405 | 1,556,127 | 3,384,177 | 17,544 | 1,556,127 | 17,544 | 141 | 1,573,812 |
| 35 | 2043/ 44 | 349,000,516 | 323,251,202 | 1,608,760 | 3,436,810 | 18,071 | 1,608,760 | 18,071 | 141 | 1,626,972 |
| Subtotal: Pre-$400 | | | | 1,547,122 | | 22,578 | 1,547,122 | 22,578 | 8,359 | 1,578,059 |
| Subtotal: Post-$400 | | | | 39,573,449 | | 1,209,798 | 39,573,449 | 1,209,798 | 46,829 | 40,830,076 |
| **TOTAL** | | | | **41,120,571** | | **1,232,376** | **41,120,571** | **1,232,376** | **55,188** | **42,408,135** |
| **Cumulative** | | | | | | | | | | |
| To: | 2018/ 19 | | | 7,188,779 | | 457,826 | 7,188,779 | 457,826 | 27,863 | 7,674,467 |
| To: | 2028/ 29 | | | 21,875,367 | | 1,010,176 | 21,875,367 | 1,010,176 | 53,079 | 22,938,623 |
| To: | 2043/ 44 | | | 41,120,571 | | 1,232,376 | 41,120,571 | 1,232,376 | 55,188 | 42,408,135 |

**Table C-5**
**Growth in Assessed Value**
**Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Growth in Secured Assessed Value | | | | | | Total Secured, State Board and Unsecured AV | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | Growth Rates | | (7) | (8) | (9) | (10) |
| Year (N) | Fiscal Year | Secured AV | Inflationary Adjustments | Reassessed Property Assessments | New Development Assessments | (5) Annual | (6) Average Annual | Secured AV | State Board | Unsecured AV | Secured, State Board, Unsecured AV |
| 1 | 2009/ 10 | 73,046,730 | 1,460,935 | 730,467 | 0 | *1.6%* | *1.2%* | 73,046,730 | 177,726 | 1,882,278 | 75,106,734 |
| 2 | 2010/ 11 | 75,238,132 | 1,504,763 | 752,381 | 0 | *3.0%* | *1.8%* | 75,238,132 | 177,726 | 1,882,278 | 77,298,136 |
| 3 | 2011/ 12 | 77,495,276 | 1,549,906 | 774,953 | 0 | *3.0%* | *2.1%* | 77,495,276 | 177,726 | 1,882,278 | 79,555,280 |
| 4 | 2012/ 13 | 79,820,134 | 1,596,403 | 798,201 | 9,829,079 | *3.0%* | *2.3%* | 79,820,134 | 177,726 | 1,882,278 | 81,880,138 |
| 5 | 2013/ 14 | 92,043,818 | 1,840,876 | 920,438 | 669,678 | *15.3%* | *4.3%* | 92,043,818 | 177,726 | 1,882,278 | 94,103,822 |
| 6 | 2014/ 15 | 95,474,810 | 1,909,496 | 954,748 | 7,181,703 | *3.7%* | *4.2%* | 95,474,810 | 177,726 | 1,882,278 | 97,534,814 |
| 7 | 2015/ 16 | 105,520,757 | 2,110,415 | 1,055,208 | 1,379,130 | *10.5%* | *5.0%* | 105,520,757 | 177,726 | 1,882,278 | 107,580,761 |
| 8 | 2016/ 17 | 110,065,510 | 2,201,310 | 1,100,655 | 7,619,069 | *4.3%* | *4.9%* | 110,065,510 | 177,726 | 1,882,278 | 112,125,514 |
| 9 | 2017/ 18 | 120,986,544 | 2,419,731 | 1,209,865 | 1,463,119 | *9.9%* | *5.4%* | 120,986,544 | 177,726 | 1,882,278 | 123,046,548 |
| 10 | 2018/ 19 | 126,079,260 | 2,521,585 | 1,260,793 | 8,083,070 | *4.2%* | *5.3%* | 126,079,260 | 177,726 | 1,882,278 | 128,139,264 |
| 11 | 2019/ 20 | 137,944,707 | 2,758,894 | 1,379,447 | 1,552,223 | *9.4%* | *5.6%* | 137,944,707 | 177,726 | 1,882,278 | 140,004,711 |
| 12 | 2020/ 21 | 143,635,272 | 2,872,705 | 1,436,353 | 8,575,329 | *4.1%* | *5.5%* | 143,635,272 | 177,726 | 1,882,278 | 145,695,276 |
| 13 | 2021/ 22 | 156,519,659 | 3,130,393 | 1,565,197 | 1,646,754 | *9.0%* | *5.8%* | 156,519,659 | 177,726 | 1,882,278 | 158,579,663 |
| 14 | 2022/ 23 | 162,862,003 | 3,257,240 | 1,628,620 | 9,046,168 | *4.1%* | *5.7%* | 162,862,003 | 177,726 | 1,882,278 | 164,922,007 |
| 15 | 2023/ 24 | 176,794,030 | 3,535,881 | 1,767,940 | 847,050 | *8.6%* | *5.8%* | 176,794,030 | 177,726 | 1,882,278 | 178,854,034 |
| 16 | 2024/ 25 | 182,944,902 | 3,658,898 | 1,829,449 | 8,462,879 | *3.5%* | *5.7%* | 182,944,902 | 177,726 | 1,882,278 | 185,004,906 |
| 17 | 2025/ 26 | 196,896,128 | 3,937,923 | 1,968,961 | 8,087,720 | *7.6%* | *5.8%* | 196,896,128 | 177,726 | 1,882,278 | 198,956,132 |
| 18 | 2026/ 27 | 210,890,732 | 4,217,815 | 2,108,907 | 0 | *7.1%* | *5.9%* | 210,890,732 | 177,726 | 1,882,278 | 212,950,736 |
| 19 | 2027/ 28 | 217,217,454 | 4,344,349 | 2,172,175 | 0 | *3.0%* | *5.7%* | 217,217,454 | 177,726 | 1,882,278 | 219,277,458 |
| 20 | 2028/ 29 | 223,733,977 | 4,474,680 | 2,237,340 | 0 | *3.0%* | *5.6%* | 223,733,977 | 177,726 | 1,882,278 | 225,793,981 |
| 21 | 2029/ 30 | 230,445,997 | 4,608,920 | 2,304,460 | 0 | *3.0%* | *5.5%* | 230,445,997 | 177,726 | 1,882,278 | 232,506,001 |
| 22 | 2030/ 31 | 237,359,377 | 4,747,188 | 2,373,594 | 0 | *3.0%* | *5.4%* | 237,359,377 | 177,726 | 1,882,278 | 239,419,381 |
| 23 | 2031/ 32 | 244,480,158 | 4,889,603 | 2,444,802 | 0 | *3.0%* | *5.3%* | 244,480,158 | 177,726 | 1,882,278 | 246,540,162 |
| 24 | 2032/ 33 | 251,814,563 | 5,036,291 | 2,518,146 | 0 | *3.0%* | *5.2%* | 251,814,563 | 177,726 | 1,882,278 | 253,874,567 |
| 25 | 2033/ 34 | 259,369,000 | 5,187,380 | 2,593,690 | 0 | *3.0%* | *5.1%* | 259,369,000 | 177,726 | 1,882,278 | 261,429,004 |
| 26 | 2034/ 35 | 267,150,070 | 5,343,001 | 2,671,501 | 0 | *3.0%* | *5.0%* | 267,150,070 | 177,726 | 1,882,278 | 269,210,074 |
| 27 | 2035/ 36 | 275,164,572 | 5,503,291 | 2,751,646 | 0 | *3.0%* | *4.9%* | 275,164,572 | 177,726 | 1,882,278 | 277,224,576 |
| 28 | 2036/ 37 | 283,419,509 | 5,668,390 | 2,834,195 | 0 | *3.0%* | *4.9%* | 283,419,509 | 177,726 | 1,882,278 | 285,479,513 |
| 29 | 2037/ 38 | 291,922,094 | 5,838,442 | 2,919,221 | 0 | *3.0%* | *4.8%* | 291,922,094 | 177,726 | 1,882,278 | 293,982,098 |
| 30 | 2038/ 39 | 300,679,757 | 6,013,595 | 3,006,798 | 0 | *3.0%* | *4.7%* | 300,679,757 | 177,726 | 1,882,278 | 302,739,761 |
| 31 | 2039/ 40 | 309,700,150 | 6,194,003 | 3,097,001 | 0 | *3.0%* | *4.7%* | 309,700,150 | 177,726 | 1,882,278 | 311,760,154 |
| 32 | 2040/ 41 | 318,991,154 | 6,379,823 | 3,189,912 | 0 | *3.0%* | *4.6%* | 318,991,154 | 177,726 | 1,882,278 | 321,051,158 |
| 33 | 2041/ 42 | 328,560,889 | 6,571,218 | 3,285,609 | 0 | *3.0%* | *4.6%* | 328,560,889 | 177,726 | 1,882,278 | 330,620,893 |
| 34 | 2042/ 43 | 338,417,715 | 6,768,354 | 3,384,177 | 0 | *3.0%* | *4.5%* | 338,417,715 | 177,726 | 1,882,278 | 340,477,719 |
| 35 | 2043/ 44 | 346,940,512 | 6,938,810 | 3,436,810 | 0 | *2.5%* | *4.5%* | 346,940,512 | 177,726 | 1,882,278 | 349,000,516 |
| Subtotal: Pre-$400 | | | | | 0 | | | | | | |
| Subtotal: Post-$400 | | | | | 74,442,972 | | | | | | |
| **TOTAL** | | | | | **74,442,972** | | | | | | |
| **Cumulative** | | | | | | | | | | | |
| To: 2018/ 19 | | | | | 36,224,848 | | | | | | |
| To: 2028/ 29 | | | | | 74,442,972 | | | | | | |
| To: 2043/ 44 | | | | | 74,442,972 | | | | | | |

## Table C-6A
## Pass-Through Payments to Affected Taxing Entities
## Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County of Alameda | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Ohlone CCD | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | 1997/ 98 | | | | | | | | |
| 1 | 2009/ 10 | 11,142 | 25,071 | 162 | 3,115 | 3,001 | 3,612 | 18,918 | 560 |
| 2 | 2010/ 11 | 11,805 | 26,981 | 175 | 3,350 | 3,223 | 3,925 | 20,557 | 609 |
| 3 | 2011/ 12 | 12,487 | 28,933 | 189 | 3,590 | 3,450 | 4,248 | 22,245 | 659 |
| 4 | 2012/ 13 | 13,056 | 29,721 | 197 | 3,673 | 3,507 | 4,574 | 23,956 | 709 |
| 5 | 2013/ 14 | 16,885 | 41,551 | 274 | 5,140 | 4,918 | 6,321 | 33,104 | 980 |
| 6 | 2014/ 15 | 19,816 | 46,941 | 312 | 5,798 | 5,532 | 7,274 | 38,097 | 1,128 |
| 7 | 2015/ 16 | 21,093 | 52,801 | 353 | 6,514 | 6,204 | 8,292 | 43,424 | 1,286 |
| 8 | 2016/ 17 | 22,374 | 55,804 | 375 | 6,873 | 6,526 | 8,938 | 46,807 | 1,386 |
| 9 | 2017/ 18 | 25,714 | 65,534 | 441 | 8,071 | 7,665 | 10,497 | 54,973 | 1,627 |
| 10 | 2018/ 19 | 29,162 | 72,209 | 488 | 8,884 | 8,423 | 11,694 | 61,243 | 1,813 |
| 11 | 2019/ 20 | 30,757 | 79,134 | 536 | 9,729 | 9,213 | 12,918 | 67,652 | 2,003 |
| 12 | 2020/ 21 | 32,377 | 83,869 | 571 | 10,300 | 9,735 | 13,859 | 72,582 | 2,149 |
| 13 | 2021/ 22 | 36,276 | 97,922 | 666 | 12,027 | 11,370 | 16,164 | 84,654 | 2,506 |
| 14 | 2022/ 23 | 40,333 | 106,814 | 728 | 13,111 | 12,382 | 17,751 | 92,961 | 2,752 |
| 15 | 2023/ 24 | 42,303 | 116,031 | 793 | 14,236 | 13,436 | 19,365 | 101,418 | 3,003 |
| 16 | 2024/ 25 | 43,982 | 120,830 | 828 | 14,813 | 13,961 | 20,342 | 106,535 | 3,154 |
| 17 | 2025/ 26 | 50,369 | 138,570 | 950 | 16,986 | 16,006 | 23,360 | 122,339 | 3,622 |
| 18 | 2026/ 27 | 52,139 | 147,307 | 1,011 | 18,051 | 17,000 | 24,917 | 130,491 | 3,863 |
| 19 | 2027/ 28 | 54,009 | 153,168 | 1,053 | 18,765 | 17,668 | 25,961 | 135,961 | 4,025 |
| 20 | 2028/ 29 | 28,696 | 69,064 | 486 | 8,419 | 7,845 | 12,346 | 64,655 | 1,915 |
| 21 | 2029/ 30 | 29,727 | 72,719 | 511 | 8,865 | 8,259 | 13,006 | 68,112 | 2,017 |
| 22 | 2030/ 31 | 30,789 | 76,482 | 538 | 9,323 | 8,685 | 13,686 | 71,674 | 2,123 |
| 23 | 2031/ 32 | 31,884 | 80,357 | 565 | 9,795 | 9,124 | 14,386 | 75,341 | 2,231 |
| 24 | 2032/ 33 | 33,010 | 84,346 | 593 | 10,281 | 9,576 | 15,107 | 79,119 | 2,343 |
| 25 | 2033/ 34 | 34,171 | 88,455 | 622 | 10,781 | 10,041 | 15,850 | 83,010 | 2,459 |
| 26 | 2034/ 35 | 35,367 | 92,685 | 652 | 11,296 | 10,520 | 16,616 | 87,018 | 2,577 |
| 27 | 2035/ 36 | 36,598 | 97,042 | 683 | 11,827 | 11,014 | 17,404 | 91,146 | 2,699 |
| 28 | 2036/ 37 | 37,867 | 101,528 | 715 | 12,373 | 11,521 | 18,216 | 95,398 | 2,825 |
| 29 | 2037/ 38 | 39,173 | 106,147 | 747 | 12,935 | 12,045 | 19,052 | 99,777 | 2,955 |
| 30 | 2038/ 39 | 40,519 | 110,905 | 781 | 13,515 | 12,583 | 19,913 | 104,287 | 3,089 |
| 31 | 2039/ 40 | 41,905 | 115,804 | 815 | 14,111 | 13,138 | 20,800 | 108,933 | 3,226 |
| 32 | 2040/ 41 | 43,333 | 120,849 | 851 | 14,726 | 13,709 | 21,714 | 113,719 | 3,368 |
| 33 | 2041/ 42 | 44,803 | 126,045 | 888 | 15,358 | 14,297 | 22,655 | 118,647 | 3,514 |
| 34 | 2042/ 43 | 46,318 | 131,396 | 925 | 16,010 | 14,903 | 23,625 | 123,724 | 3,664 |
| 35 | 2043/ 44 | 47,878 | 136,907 | 964 | 16,681 | 15,527 | 24,623 | 128,953 | 3,819 |
| Subtotal: Pre-$400 | | 35,434 | 80,985 | 526 | 10,056 | 9,675 | 11,785 | 61,720 | 1,827 |
| Subtotal: Post-$400 | | 1,132,680 | 3,018,938 | 20,913 | 369,266 | 346,332 | 521,227 | 2,729,711 | 80,831 |
| **TOTAL** | | **1,168,114** | **3,099,924** | **21,439** | **379,322** | **356,007** | **533,012** | **2,791,430** | **82,659** |
| **Cumulative** | | | | | | | | | |
| To: | 2018/ 19 | 183,533 | 445,546 | 2,967 | 55,009 | 52,450 | 69,375 | 363,325 | 10,756 |
| To: | 2028/ 29 | 594,772 | 1,558,256 | 10,589 | 191,446 | 181,065 | 256,358 | 1,342,572 | 39,748 |
| To: | 2043/ 44 | 1,168,114 | 3,099,924 | 21,439 | 379,322 | 356,007 | 533,012 | 2,791,430 | 82,659 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

## Table C-6B
## Pass-Through Payments to Affected Taxing Entities
## Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. | (10) Mosquito Abatement District | (11) A.C. Transit District No. 2 | (12) Bay Area Rapid Transit District | (13) East Bay Regional Park | (14) Alameda County Water | (15) ERAF[A] | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| | 1997/ 98 | | | | | | | | |
| 1 | 2009/ 10 | 235 | 113 | 3,548 | 689 | 3,296 | 1,068 | 20,976 | 95,507 |
| 2 | 2010/ 11 | 255 | 122 | 3,855 | 749 | 3,581 | 1,153 | 23,117 | 103,459 |
| 3 | 2011/ 12 | 276 | 131 | 4,172 | 810 | 3,876 | 1,241 | 25,341 | 111,647 |
| 4 | 2012/ 13 | 297 | 137 | 4,493 | 873 | 4,174 | 1,294 | 29,313 | 119,973 |
| 5 | 2013/ 14 | 411 | 190 | 6,208 | 1,206 | 5,767 | 1,802 | 39,550 | 164,307 |
| 6 | 2014/ 15 | 473 | 216 | 7,145 | 1,388 | 6,637 | 2,048 | 46,905 | 189,710 |
| 7 | 2015/ 16 | 539 | 244 | 8,144 | 1,582 | 7,565 | 2,315 | 54,147 | 214,502 |
| 8 | 2016/ 17 | 581 | 260 | 8,778 | 1,705 | 8,155 | 2,463 | 59,914 | 230,937 |
| 9 | 2017/ 18 | 682 | 305 | 10,310 | 2,003 | 9,577 | 2,892 | 70,245 | 270,535 |
| 10 | 2018/ 19 | 760 | 337 | 11,486 | 2,231 | 10,670 | 3,199 | 79,560 | 302,159 |
| 11 | 2019/ 20 | 839 | 370 | 12,687 | 2,465 | 11,786 | 3,515 | 88,464 | 332,070 |
| 12 | 2020/ 21 | 900 | 394 | 13,612 | 2,644 | 12,645 | 3,741 | 96,288 | 355,666 |
| 13 | 2021/ 22 | 1,050 | 460 | 15,876 | 3,084 | 14,748 | 4,366 | 111,835 | 413,004 |
| 14 | 2022/ 23 | 1,153 | 503 | 17,434 | 3,387 | 16,196 | 4,774 | 123,992 | 454,271 |
| 15 | 2023/ 24 | 1,258 | 547 | 19,020 | 3,695 | 17,669 | 5,194 | 135,600 | 493,569 |
| 16 | 2024/ 25 | 1,321 | 572 | 19,979 | 3,881 | 18,561 | 5,426 | 143,872 | 518,057 |
| 17 | 2025/ 26 | 1,517 | 656 | 22,943 | 4,457 | 21,314 | 6,225 | 165,480 | 594,793 |
| 18 | 2026/ 27 | 1,619 | 698 | 24,472 | 4,754 | 22,734 | 6,625 | 176,845 | 632,527 |
| 19 | 2027/ 28 | 1,686 | 726 | 25,498 | 4,953 | 23,687 | 6,894 | 184,645 | 658,699 |
| 20 | 2028/ 29 | 802 | 334 | 12,126 | 2,356 | 11,264 | 3,172 | 94,002 | 317,481 |
| 21 | 2029/ 30 | 845 | 351 | 12,774 | 2,482 | 11,867 | 3,340 | 98,963 | 333,838 |
| 22 | 2030/ 31 | 889 | 370 | 13,442 | 2,611 | 12,487 | 3,514 | 104,074 | 350,686 |
| 23 | 2031/ 32 | 935 | 388 | 14,130 | 2,745 | 13,126 | 3,692 | 109,340 | 368,039 |
| 24 | 2032/ 33 | 982 | 408 | 14,838 | 2,883 | 13,784 | 3,876 | 114,766 | 385,913 |
| 25 | 2033/ 34 | 1,030 | 428 | 15,568 | 3,024 | 14,462 | 4,066 | 120,355 | 404,322 |
| 26 | 2034/ 35 | 1,080 | 448 | 16,319 | 3,170 | 15,161 | 4,261 | 126,113 | 423,284 |
| 27 | 2035/ 36 | 1,131 | 469 | 17,094 | 3,321 | 15,880 | 4,462 | 132,046 | 442,814 |
| 28 | 2036/ 37 | 1,184 | 491 | 17,891 | 3,476 | 16,620 | 4,669 | 138,157 | 462,930 |
| 29 | 2037/ 38 | 1,238 | 513 | 18,712 | 3,635 | 17,383 | 4,882 | 144,454 | 483,650 |
| 30 | 2038/ 39 | 1,294 | 537 | 19,558 | 3,800 | 18,169 | 5,101 | 150,940 | 504,990 |
| 31 | 2039/ 40 | 1,352 | 560 | 20,430 | 3,969 | 18,979 | 5,328 | 157,621 | 526,971 |
| 32 | 2040/ 41 | 1,411 | 585 | 21,327 | 4,143 | 19,812 | 5,560 | 164,504 | 549,611 |
| 33 | 2041/ 42 | 1,472 | 610 | 22,251 | 4,323 | 20,671 | 5,800 | 171,595 | 572,930 |
| 34 | 2042/ 43 | 1,535 | 636 | 23,203 | 4,508 | 21,556 | 6,047 | 178,899 | 596,949 |
| 35 | 2043/ 44 | 1,600 | 663 | 24,184 | 4,698 | 22,467 | 6,301 | 186,424 | 621,688 |
| Subtotal: Pre-$400 | | 766 | 366 | 11,575 | 2,249 | 10,753 | 3,462 | 69,434 | 310,613 |
| Subtotal: Post-$400 | | 33,864 | 14,405 | 511,931 | 99,453 | 475,575 | 136,846 | 3,798,907 | 13,290,880 |
| **TOTAL** | | **34,629** | **14,770** | **523,506** | **101,702** | **486,328** | **140,308** | **3,868,341** | **13,601,493** |
| **Cumulative** | | | | | | | | | |
| To: | 2018/ 19 | 4,507 | 2,054 | 68,138 | 13,237 | 63,299 | 19,475 | 449,068 | 1,802,737 |
| To: | 2028/ 29 | 16,653 | 7,314 | 251,785 | 48,913 | 233,904 | 69,409 | 1,770,090 | 6,572,874 |
| To: | 2043/ 44 | 34,629 | 14,770 | 523,506 | 101,702 | 486,328 | 140,308 | 3,868,341 | 13,601,493 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

## Table C-7A
## Pass-Through Payments to Affected Taxing Entities
## Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)
## (In Present Value Dollars)

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County of Alameda | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Ohlone CCD | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | 1997/ 98 | | | | | | | | |
| 1 | 2009/ 10 | 11,142 | 25,071 | 162 | 3,115 | 3,001 | 3,612 | 18,918 | 560 |
| 2 | 2010/ 11 | 11,137 | 25,453 | 165 | 3,161 | 3,041 | 3,703 | 19,393 | 574 |
| 3 | 2011/ 12 | 11,113 | 25,751 | 168 | 3,195 | 3,071 | 3,780 | 19,798 | 586 |
| 4 | 2012/ 13 | 10,962 | 24,954 | 166 | 3,084 | 2,945 | 3,841 | 20,114 | 595 |
| 5 | 2013/ 14 | 13,374 | 32,912 | 217 | 4,071 | 3,895 | 5,007 | 26,222 | 776 |
| 6 | 2014/ 15 | 14,808 | 35,077 | 233 | 4,333 | 4,134 | 5,436 | 28,468 | 843 |
| 7 | 2015/ 16 | 14,870 | 37,223 | 249 | 4,592 | 4,373 | 5,845 | 30,612 | 906 |
| 8 | 2016/ 17 | 14,880 | 37,113 | 250 | 4,571 | 4,340 | 5,944 | 31,130 | 922 |
| 9 | 2017/ 18 | 16,133 | 41,117 | 277 | 5,064 | 4,809 | 6,586 | 34,491 | 1,021 |
| 10 | 2018/ 19 | 17,261 | 42,740 | 289 | 5,259 | 4,986 | 6,922 | 36,250 | 1,073 |
| 11 | 2019/ 20 | 17,175 | 44,188 | 299 | 5,433 | 5,144 | 7,213 | 37,777 | 1,118 |
| 12 | 2020/ 21 | 17,056 | 44,181 | 301 | 5,426 | 5,128 | 7,301 | 38,235 | 1,132 |
| 13 | 2021/ 22 | 18,028 | 48,664 | 331 | 5,977 | 5,651 | 8,033 | 42,070 | 1,245 |
| 14 | 2022/ 23 | 18,910 | 50,079 | 342 | 6,147 | 5,805 | 8,322 | 43,584 | 1,290 |
| 15 | 2023/ 24 | 18,711 | 51,321 | 351 | 6,297 | 5,943 | 8,565 | 44,857 | 1,328 |
| 16 | 2024/ 25 | 18,352 | 50,418 | 346 | 6,181 | 5,825 | 8,488 | 44,453 | 1,316 |
| 17 | 2025/ 26 | 19,828 | 54,547 | 374 | 6,686 | 6,301 | 9,196 | 48,158 | 1,426 |
| 18 | 2026/ 27 | 19,362 | 54,705 | 376 | 6,704 | 6,313 | 9,253 | 48,460 | 1,435 |
| 19 | 2027/ 28 | 18,922 | 53,661 | 369 | 6,574 | 6,190 | 9,095 | 47,633 | 1,410 |
| 20 | 2028/ 29 | 9,484 | 22,827 | 160 | 2,783 | 2,593 | 4,080 | 21,369 | 633 |
| 21 | 2029/ 30 | 9,269 | 22,674 | 159 | 2,764 | 2,575 | 4,055 | 21,238 | 629 |
| 22 | 2030/ 31 | 9,057 | 22,498 | 158 | 2,742 | 2,555 | 4,026 | 21,083 | 624 |
| 23 | 2031/ 32 | 8,848 | 22,299 | 157 | 2,718 | 2,532 | 3,992 | 20,908 | 619 |
| 24 | 2032/ 33 | 8,642 | 22,082 | 155 | 2,691 | 2,507 | 3,955 | 20,713 | 613 |
| 25 | 2033/ 34 | 8,440 | 21,846 | 154 | 2,663 | 2,480 | 3,915 | 20,502 | 607 |
| 26 | 2034/ 35 | 8,240 | 21,596 | 152 | 2,632 | 2,451 | 3,871 | 20,275 | 600 |
| 27 | 2035/ 36 | 8,045 | 21,331 | 150 | 2,600 | 2,421 | 3,826 | 20,035 | 593 |
| 28 | 2036/ 37 | 7,852 | 21,054 | 148 | 2,566 | 2,389 | 3,777 | 19,782 | 586 |
| 29 | 2037/ 38 | 7,663 | 20,766 | 146 | 2,531 | 2,356 | 3,727 | 19,519 | 578 |
| 30 | 2038/ 39 | 7,478 | 20,468 | 144 | 2,494 | 2,322 | 3,675 | 19,247 | 570 |
| 31 | 2039/ 40 | 7,296 | 20,163 | 142 | 2,457 | 2,287 | 3,622 | 18,966 | 562 |
| 32 | 2040/ 41 | 7,118 | 19,850 | 140 | 2,419 | 2,252 | 3,567 | 18,679 | 553 |
| 33 | 2041/ 42 | 6,943 | 19,532 | 138 | 2,380 | 2,215 | 3,511 | 18,385 | 545 |
| 34 | 2042/ 43 | 6,771 | 19,208 | 135 | 2,340 | 2,179 | 3,454 | 18,087 | 536 |
| 35 | 2043/ 44 | 6,603 | 18,881 | 133 | 2,300 | 2,141 | 3,396 | 17,784 | 527 |
| Subtotal: Pre-$400 | | 33,392 | 76,275 | 496 | 9,471 | 9,113 | 11,096 | 58,109 | 1,720 |
| Subtotal: Post-$400 | | 396,378 | 1,039,974 | 7,139 | 127,477 | 120,038 | 175,495 | 919,086 | 27,213 |
| **TOTAL** | | **429,771** | **1,116,249** | **7,635** | **136,949** | **129,151** | **186,591** | **977,196** | **28,934** |
| **Cumulative** | | | | | | | | | |
| To: | 2018/ 19 | 135,680 | 327,411 | 2,175 | 40,444 | 38,595 | 50,676 | 265,396 | 7,857 |
| To: | 2028/ 29 | 311,506 | 802,003 | 5,423 | 98,651 | 93,488 | 130,223 | 681,992 | 20,191 |
| To: | 2043/ 44 | 429,771 | 1,116,249 | 7,635 | 136,949 | 129,151 | 186,591 | 977,196 | 28,934 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

Present value discounted to 2009/10 at: 6.0%

## Table C-7B
## Pass-Through Payments to Affected Taxing Entities
## Niles Total Project Area (Original and Added Areas) (Portion of Merged Project Area)
## (In Present Value Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. | (10) Mosquito Abatement District | (11) A.C. Transit District No. 2 | (12) Bay Area Rapid Transit District | (13) East Bay Regional Park | (14) Alameda County Water | (15) ERAF[A] | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| | 1997/ 98 | | | | | | | | |
| 1 | 2009/ 10 | 235 | 113 | 3,548 | 689 | 3,296 | 1,068 | 20,976 | 95,507 |
| 2 | 2010/ 11 | 241 | 115 | 3,637 | 707 | 3,379 | 1,088 | 21,809 | 97,602 |
| 3 | 2011/ 12 | 246 | 117 | 3,713 | 721 | 3,449 | 1,104 | 22,553 | 99,365 |
| 4 | 2012/ 13 | 249 | 115 | 3,772 | 733 | 3,504 | 1,087 | 24,612 | 100,732 |
| 5 | 2013/ 14 | 325 | 151 | 4,918 | 955 | 4,568 | 1,427 | 31,327 | 130,147 |
| 6 | 2014/ 15 | 353 | 161 | 5,339 | 1,037 | 4,960 | 1,531 | 35,050 | 141,762 |
| 7 | 2015/ 16 | 380 | 172 | 5,741 | 1,115 | 5,333 | 1,632 | 38,172 | 151,215 |
| 8 | 2016/ 17 | 386 | 173 | 5,838 | 1,134 | 5,423 | 1,638 | 39,846 | 153,586 |
| 9 | 2017/ 18 | 428 | 191 | 6,468 | 1,257 | 6,009 | 1,814 | 44,072 | 169,737 |
| 10 | 2018/ 19 | 450 | 200 | 6,798 | 1,321 | 6,315 | 1,893 | 47,092 | 178,848 |
| 11 | 2019/ 20 | 469 | 207 | 7,085 | 1,376 | 6,581 | 1,963 | 49,398 | 185,426 |
| 12 | 2020/ 21 | 474 | 208 | 7,171 | 1,393 | 6,661 | 1,971 | 50,723 | 187,360 |
| 13 | 2021/ 22 | 522 | 229 | 7,890 | 1,533 | 7,329 | 2,170 | 55,578 | 205,251 |
| 14 | 2022/ 23 | 541 | 236 | 8,174 | 1,588 | 7,593 | 2,238 | 58,132 | 212,980 |
| 15 | 2023/ 24 | 556 | 242 | 8,413 | 1,634 | 7,815 | 2,297 | 59,976 | 218,306 |
| 16 | 2024/ 25 | 551 | 238 | 8,337 | 1,620 | 7,745 | 2,264 | 60,033 | 216,167 |
| 17 | 2025/ 26 | 597 | 258 | 9,032 | 1,755 | 8,390 | 2,450 | 65,140 | 234,138 |
| 18 | 2026/ 27 | 601 | 259 | 9,088 | 1,765 | 8,443 | 2,460 | 65,674 | 234,898 |
| 19 | 2027/ 28 | 591 | 254 | 8,933 | 1,735 | 8,299 | 2,415 | 64,689 | 230,771 |
| 20 | 2028/ 29 | 265 | 110 | 4,008 | 779 | 3,723 | 1,048 | 31,069 | 104,932 |
| 21 | 2029/ 30 | 263 | 110 | 3,983 | 774 | 3,700 | 1,041 | 30,857 | 104,092 |
| 22 | 2030/ 31 | 262 | 109 | 3,954 | 768 | 3,673 | 1,034 | 30,614 | 103,156 |
| 23 | 2031/ 32 | 259 | 108 | 3,921 | 762 | 3,643 | 1,025 | 30,342 | 102,133 |
| 24 | 2032/ 33 | 257 | 107 | 3,885 | 755 | 3,609 | 1,015 | 30,045 | 101,031 |
| 25 | 2033/ 34 | 254 | 106 | 3,845 | 747 | 3,572 | 1,004 | 29,725 | 99,859 |
| 26 | 2034/ 35 | 252 | 104 | 3,802 | 739 | 3,532 | 993 | 29,384 | 98,625 |
| 27 | 2035/ 36 | 249 | 103 | 3,757 | 730 | 3,491 | 981 | 29,025 | 97,335 |
| 28 | 2036/ 37 | 245 | 102 | 3,710 | 721 | 3,447 | 968 | 28,649 | 95,997 |
| 29 | 2037/ 38 | 242 | 100 | 3,661 | 711 | 3,401 | 955 | 28,259 | 94,616 |
| 30 | 2038/ 39 | 239 | 99 | 3,610 | 701 | 3,353 | 942 | 27,857 | 93,199 |
| 31 | 2039/ 40 | 235 | 98 | 3,557 | 691 | 3,304 | 928 | 27,443 | 91,751 |
| 32 | 2040/ 41 | 232 | 96 | 3,503 | 681 | 3,254 | 913 | 27,021 | 90,276 |
| 33 | 2041/ 42 | 228 | 95 | 3,448 | 670 | 3,203 | 899 | 26,590 | 88,780 |
| 34 | 2042/ 43 | 224 | 93 | 3,392 | 659 | 3,151 | 884 | 26,153 | 87,266 |
| 35 | 2043/ 44 | 221 | 91 | 3,335 | 648 | 3,098 | 869 | 25,710 | 85,738 |
| Subtotal: Pre-$400 | | 721 | 344 | 10,898 | 2,117 | 10,124 | 3,261 | 65,338 | 292,475 |
| Subtotal: Post-$400 | | 11,401 | 4,923 | 172,366 | 33,485 | 160,124 | 46,750 | 1,248,259 | 4,490,111 |
| **TOTAL** | | **12,122** | **5,268** | **183,263** | **35,602** | **170,248** | **50,010** | **1,313,597** | **4,782,586** |
| **Cumulative** | | | | | | | | | |
| To: | 2018/ 19 | 3,292 | 1,506 | 49,772 | 9,669 | 46,237 | 14,283 | 325,509 | 1,318,503 |
| To: | 2028/ 29 | 8,460 | 3,748 | 127,901 | 24,847 | 118,817 | 35,561 | 885,922 | 3,348,732 |
| To: | 2043/ 44 | 12,122 | 5,268 | 183,263 | 35,602 | 170,248 | 50,010 | 1,313,597 | 4,782,586 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table D-1**
**Summary of Tax Increment Projections**
**Niles Original Area (Portion of Merged Project Area)**

| Summary of Assumptions | |
|---|---|
| **Growth Assumptions** | |
| FY 2009/10 Secured Assessed Value: | $32,289,952 |
| FY 2009/10 State Board Assessed Value: | $0 |
| FY 2009/10 Unsecured Assessed Value: | $530,743 |
| FY 2009/10 Total Assessed Value: | $32,820,695 |
| FY 2008/09 Unitary Payments: | $2,646 |
| Annual Inflationary Adjustment: 2% of Secured AV | |
| Reassessed Property Assessments: 0% of Secured AV | |
| Development Per RTC Absorption Analysis | |
| Annual Growth in State Board Assessed Value: | 0.0% |
| Annual Growth in Unsecured Assessed Value: | 0.0% |
| Annual Growth in Unitary Payments: | 0.0% |
| **Tax Increment Generation** | |
| Project Amended between 12/2/97 and 8/20/98 | |
| Property Tax Rate: | 1.0% |
| Tax Increment Cap: | N/A |
| County Property Tax Admin Fee: | 1.1% |
| **Sponsoring Community** | |
| City receives pass-through | |
| City's Unadjusted Levy Within Project Area: | 18.96% |
| **Agency Administration Cost** | |
| Cost in FY 2009/10 | $15,890 |
| Annual Increase: | 5.0% |
| **Present Value Discount Rate** | |
| Present value discounted to 2009/10 at: | 6.0% |
| **Historical Information** | |
| Base Assessed Value | 4,388,547 |
| Year First Plan Limit was Reached: | 1989/90 |
| Assessed Value in that Year: | 18,400,128 |

**Tax Increment Projections From FY 2009/10 Through End of Project***

| | Future Dollars | | | Present Value | | |
|---|---|---|---|---|---|---|
| | Pre-$400M Cap | Post-$400M Cap | Total | Pre-$400M Cap | Post-$400M Cap | Total |
| **Tax Increment (TI) to Agency** | | | | | | |
| Gross Tax Increment | $900,234 | $11,249,346 | $12,149,580 | $849,146 | $5,853,754 | $6,702,901 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 9,903 | 123,743 | 133,645 | 9,341 | 64,391 | 73,732 |
| Tax Increment to Agency | 890,331 | 11,125,603 | 12,015,934 | 839,806 | 5,789,363 | 6,629,169 |
| **TI Available to Agency After Obligations** | | | | | | |
| Tax Increment to Agency | 890,331 | 11,125,603 | 12,015,934 | 839,806 | 5,789,363 | 6,629,169 |
| Less: Pass-Throughs to Taxing Entities | 163,774 | 3,234,307 | 3,398,081 | 154,287 | 1,611,387 | 1,765,674 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 726,557 | 7,891,296 | 8,617,853 | 685,519 | 4,177,976 | 4,863,495 |
| **Projected Use of TI Funds** | | | | | | |
| Agency Administration (Non-Hsg) | 50,093 | 435,173 | 485,267 | 47,222 | 230,375 | 277,597 |
| TI Available for Housing Programs | 180,047 | 2,249,869 | 2,429,916 | 169,829 | 1,170,751 | 1,340,580 |
| TI Available for Non-Housing Projects | 496,417 | 5,206,254 | 5,702,671 | 468,468 | 2,776,850 | 3,245,317 |
| Total TI Funds Used by Agency | 726,557 | 7,891,296 | 8,617,853 | 685,519 | 4,177,976 | 4,863,495 |
| *Subtotal, TI for Housing & Projects* | *676,464* | *7,456,123* | *8,132,587* | *638,297* | *3,947,601* | *4,585,898* |
| **Cumulative TI for Housing Programs** | | | | | | |
| 2017/ 18 | | | 769,413 | | | 594,444 |
| 2027/ 28 | | | 2,429,916 | | | 1,340,580 |
| 2042/ 43 | | | 2,429,916 | | | 1,340,580 |
| **Cumulative TI for Non-Housing Projects** | | | | | | |
| 2017/ 18 | | | 2,028,623 | | | 1,577,599 |
| 2027/ 28 | | | 5,702,671 | | | 3,245,317 |
| 2042/ 43 | | | 5,702,671 | | | 3,245,317 |

* Includes one year extension authorized by the SB 1045 ordinance.

**Table D-2**
**Tax Increment Projections**
**Niles Original Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) Basic Tax | (2) County Admin | (3) Tax Increment | (4) Pass-Through | (5) Agency Admin | (6) | (7) | (8) | (9) |
| Year (N) | Fiscal Year | Revenues* | Fee | to Agency | Payments | Expenses | Annual | Cumulative | Annual | Cumulative |
| Base | 1977/ 78 | | | | | | | | | |
| 32 | 2009/ 10 | 290,196 | 3,192 | 287,004 | 51,047 | 15,890 | 58,039 | 58,039 | 162,028 | 162,028 |
| 33 | 2010/ 11 | 299,980 | 3,300 | 296,680 | 54,557 | 16,685 | 59,996 | 118,035 | 165,443 | 327,471 |
| 34 | 2011/ 12 | 310,057 | 3,411 | 306,647 | 58,170 | 17,519 | 62,011 | 180,047 | 168,946 | 496,417 |
| 35 | 2012/ 13 | 418,728 | 4,606 | 414,122 | 61,786 | 18,395 | 83,746 | 263,792 | 250,195 | 746,612 |
| 36 | 2013/ 14 | 437,099 | 4,808 | 432,291 | 101,268 | 19,314 | 87,420 | 351,212 | 224,288 | 970,900 |
| 37 | 2014/ 15 | 458,053 | 5,039 | 453,015 | 108,696 | 20,280 | 91,611 | 442,823 | 232,428 | 1,203,329 |
| 38 | 2015/ 16 | 479,840 | 5,278 | 474,561 | 116,417 | 21,294 | 95,968 | 538,791 | 240,882 | 1,444,211 |
| 39 | 2016/ 17 | 564,474 | 6,209 | 558,265 | 124,379 | 22,359 | 112,895 | 651,685 | 298,632 | 1,742,843 |
| 40 | 2017/ 18 | 588,637 | 6,475 | 582,162 | 155,178 | 23,477 | 117,727 | 769,413 | 285,780 | 2,028,623 |
| 41 | 2018/ 19 | 614,987 | 6,765 | 608,222 | 164,519 | 24,651 | 122,997 | 892,410 | 296,055 | 2,324,678 |
| 42 | 2019/ 20 | 642,356 | 7,066 | 635,290 | 174,221 | 25,883 | 128,471 | 1,020,881 | 306,714 | 2,631,392 |
| 43 | 2020/ 21 | 740,546 | 8,146 | 732,400 | 187,249 | 27,177 | 148,109 | 1,168,991 | 369,865 | 3,001,257 |
| 44 | 2021/ 22 | 770,764 | 8,478 | 762,285 | 233,621 | 28,536 | 154,153 | 1,323,143 | 345,976 | 3,347,232 |
| 45 | 2022/ 23 | 803,019 | 8,833 | 794,185 | 248,712 | 29,963 | 160,604 | 1,483,747 | 354,906 | 3,702,139 |
| 46 | 2023/ 24 | 828,023 | 9,108 | 818,914 | 264,141 | 31,461 | 165,605 | 1,649,352 | 357,708 | 4,059,847 |
| 47 | 2024/ 25 | 932,463 | 10,257 | 922,206 | 276,095 | 33,034 | 186,493 | 1,835,844 | 426,583 | 4,486,430 |
| 48 | 2025/ 26 | 959,944 | 10,559 | 949,385 | 325,345 | 34,686 | 191,989 | 2,027,833 | 397,365 | 4,883,795 |
| 49 | 2026/ 27 | 989,821 | 10,888 | 978,933 | 339,203 | 36,420 | 197,964 | 2,225,797 | 405,345 | 5,289,140 |
| 50 | 2027/ 28 | 1,020,593 | 11,227 | 1,009,367 | 353,476 | 38,241 | 204,119 | 2,429,916 | 413,531 | 5,702,671 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 2,429,916 | 0 | 5,702,671 |
| Subtotal: Pre-$400M | | 900,234 | 9,903 | 890,331 | 163,774 | 50,093 | 180,047 | | 496,417 | |
| Subtotal: Post-$400M | | 11,249,346 | 123,743 | 11,125,603 | 3,234,307 | 435,173 | 2,249,869 | | 5,206,254 | |
| **TOTAL** | | **12,149,580** | **133,645** | **12,015,934** | **3,398,081** | **485,267** | **2,429,916** | | **5,702,671** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 3,847,064 | 42,318 | 3,804,747 | 831,498 | 175,213 | 769,413 | | 2,028,623 | |
| To: | 2027/ 28 | 12,149,580 | 133,645 | 12,015,934 | 3,398,081 | 485,267 | 2,429,916 | | 5,702,671 | |
| To: | 2042/ 43 | 12,149,580 | 133,645 | 12,015,934 | 3,398,081 | 485,267 | 2,429,916 | | 5,702,671 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Assumptions:**

| | |
|---|---|
| County Admin Fee as a % of Basic Tax Revenue: | 1.1% |
| Agency Administration Annual Increase: | 5.0% |
| TI for Housing Programs as a % of Basic Tax Revenue: | 20% |

**Table D-3**
**Tax Increment Projections**
**Niles Original Area (Portion of Merged Project Area)**
**(In Present Value, 2010 Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | | | | |
| Year (N) | Fiscal Year | Basic Tax Revenues* | County Admin Fee | Tax Increment to Agency | Pass-Through Payments | Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1977/ 78 | | | | | | | | | |
| 32 | 2009/ 10 | 290,196 | 3,192 | 287,004 | 51,047 | 15,890 | 58,039 | 58,039 | 162,028 | 162,028 |
| 33 | 2010/ 11 | 283,000 | 3,113 | 279,887 | 51,468 | 15,740 | 56,600 | 114,639 | 156,078 | 318,106 |
| 34 | 2011/ 12 | 275,950 | 3,035 | 272,915 | 51,772 | 15,592 | 55,190 | 169,829 | 150,361 | 468,468 |
| 35 | 2012/ 13 | 351,572 | 3,867 | 347,705 | 51,877 | 15,445 | 70,314 | 240,144 | 210,069 | 678,537 |
| 36 | 2013/ 14 | 346,223 | 3,808 | 342,415 | 80,214 | 15,299 | 69,245 | 309,388 | 177,657 | 856,194 |
| 37 | 2014/ 15 | 342,284 | 3,765 | 338,519 | 81,224 | 15,155 | 68,457 | 377,845 | 173,684 | 1,029,878 |
| 38 | 2015/ 16 | 338,268 | 3,721 | 334,547 | 82,069 | 15,012 | 67,654 | 445,499 | 169,812 | 1,199,690 |
| 39 | 2016/ 17 | 375,407 | 4,129 | 371,278 | 82,719 | 14,870 | 75,081 | 520,580 | 198,607 | 1,398,297 |
| 40 | 2017/ 18 | 369,318 | 4,063 | 365,256 | 97,361 | 14,730 | 73,864 | 594,444 | 179,302 | 1,577,599 |
| 41 | 2018/ 19 | 364,010 | 4,004 | 360,006 | 97,379 | 14,591 | 72,802 | 667,246 | 175,235 | 1,752,834 |
| 42 | 2019/ 20 | 358,688 | 3,946 | 354,743 | 97,284 | 14,453 | 71,738 | 738,983 | 171,268 | 1,924,101 |
| 43 | 2020/ 21 | 390,110 | 4,291 | 385,819 | 98,640 | 14,317 | 78,022 | 817,006 | 194,840 | 2,118,941 |
| 44 | 2021/ 22 | 383,046 | 4,214 | 378,832 | 116,102 | 14,182 | 76,609 | 893,615 | 171,939 | 2,290,881 |
| 45 | 2022/ 23 | 376,486 | 4,141 | 372,345 | 116,606 | 14,048 | 75,297 | 968,912 | 166,394 | 2,457,275 |
| 46 | 2023/ 24 | 366,235 | 4,029 | 362,207 | 116,830 | 13,915 | 73,247 | 1,042,159 | 158,215 | 2,615,489 |
| 47 | 2024/ 25 | 389,084 | 4,280 | 384,804 | 115,205 | 13,784 | 77,817 | 1,119,976 | 177,998 | 2,793,488 |
| 48 | 2025/ 26 | 377,879 | 4,157 | 373,722 | 128,071 | 13,654 | 75,576 | 1,195,552 | 156,421 | 2,949,909 |
| 49 | 2026/ 27 | 367,584 | 4,043 | 363,541 | 125,968 | 13,525 | 73,517 | 1,269,068 | 150,531 | 3,100,439 |
| 50 | 2027/ 28 | 357,559 | 3,933 | 353,625 | 123,838 | 13,398 | 71,512 | 1,340,580 | 144,878 | 3,245,317 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 1,340,580 | 0 | 3,245,317 |
| Subtotal: Pre-$400M | | 849,146 | 9,341 | 839,806 | 154,287 | 47,222 | 169,829 | | 468,468 | |
| Subtotal: Post-$400M | | 5,853,754 | 64,391 | 5,789,363 | 1,611,387 | 230,375 | 1,170,751 | | 2,776,850 | |
| **TOTAL** | | **6,702,901** | **73,732** | **6,629,169** | **1,765,674** | **277,597** | **1,340,580** | | **3,245,317** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 2,972,219 | 32,694 | 2,939,525 | 629,751 | 137,731 | 594,444 | | 1,577,599 | |
| To: | 2027/ 28 | 6,702,901 | 73,732 | 6,629,169 | 1,765,674 | 277,597 | 1,340,580 | | 3,245,317 | |
| To: | 2042/ 43 | 6,702,901 | 73,732 | 6,629,169 | 1,765,674 | 277,597 | 1,340,580 | | 3,245,317 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.
**Assumptions:**
Present value discounted to 2009/10 at: 6.0%

**Table D-4**
**Tax Revenues**
**Niles Original Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | First & Second Payments to Agency | | | Supplemental Payments | | Total Basic Tax Revenues | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Secured, State Board, Unsecurd AV | (2) Increase in AV Over Base | (3) First & Second Payments | (4) Supplemental Secured Assessements | (5) Supplemental Secured Payments | (6) First & Second Payments | (7) Supplemental Secured Payments | (8) Unitary Payments | (9) Total Basic Tax Revenues |
| Base | 1977/ 78 | 4,388,547 | | | | | | | | |
| 32 | 2009/ 10 | 32,820,695 | 28,432,148 | 284,321 | 322,900 | 3,229 | 284,321 | 3,229 | 2,646 | 290,196 |
| 33 | 2010/ 11 | 33,789,394 | 29,400,847 | 294,008 | 332,587 | 3,326 | 294,008 | 3,326 | 2,646 | 299,980 |
| 34 | 2011/ 12 | 34,787,153 | 30,398,606 | 303,986 | 342,564 | 3,426 | 303,986 | 3,426 | 2,646 | 310,057 |
| 35 | 2012/ 13 | 35,814,845 | 31,426,298 | 314,263 | 10,181,920 | 101,819 | 314,263 | 101,819 | 2,646 | 418,728 |
| 36 | 2013/ 14 | 46,702,448 | 42,313,901 | 423,139 | 1,131,395 | 11,314 | 423,139 | 11,314 | 2,646 | 437,099 |
| 37 | 2014/ 15 | 48,757,277 | 44,368,730 | 443,687 | 1,172,033 | 11,720 | 443,687 | 11,720 | 2,646 | 458,053 |
| 38 | 2015/ 16 | 50,893,841 | 46,505,294 | 465,053 | 1,214,092 | 12,141 | 465,053 | 12,141 | 2,646 | 479,840 |
| 39 | 2016/ 17 | 53,115,195 | 48,726,648 | 487,266 | 7,456,184 | 74,562 | 487,266 | 74,562 | 2,646 | 564,474 |
| 40 | 2017/ 18 | 61,623,068 | 57,234,521 | 572,345 | 1,364,651 | 13,647 | 572,345 | 13,647 | 2,646 | 588,637 |
| 41 | 2018/ 19 | 64,209,566 | 59,821,019 | 598,210 | 1,413,128 | 14,131 | 598,210 | 14,131 | 2,646 | 614,987 |
| 42 | 2019/ 20 | 66,896,270 | 62,507,723 | 625,077 | 1,463,286 | 14,633 | 625,077 | 14,633 | 2,646 | 642,356 |
| 43 | 2020/ 21 | 69,686,866 | 65,298,319 | 652,983 | 8,491,719 | 84,917 | 652,983 | 84,917 | 2,646 | 740,546 |
| 44 | 2021/ 22 | 79,561,708 | 75,173,161 | 751,732 | 1,638,637 | 16,386 | 751,732 | 16,386 | 2,646 | 770,764 |
| 45 | 2022/ 23 | 82,780,965 | 78,392,418 | 783,924 | 1,644,881 | 16,449 | 783,924 | 16,449 | 2,646 | 803,019 |
| 46 | 2023/ 24 | 86,070,850 | 81,682,303 | 816,823 | 855,401 | 8,554 | 816,823 | 8,554 | 2,646 | 828,023 |
| 47 | 2024/ 25 | 88,637,053 | 84,248,506 | 842,485 | 8,733,219 | 87,332 | 842,485 | 87,332 | 2,646 | 932,463 |
| 48 | 2025/ 26 | 99,132,398 | 94,743,851 | 947,439 | 986,017 | 9,860 | 947,439 | 9,860 | 2,646 | 959,944 |
| 49 | 2026/ 27 | 102,090,448 | 97,701,901 | 977,019 | 1,015,597 | 10,156 | 977,019 | 10,156 | 2,646 | 989,821 |
| 50 | 2027/ 28 | 105,137,239 | 100,748,692 | 1,007,487 | 1,046,065 | 10,461 | 1,007,487 | 10,461 | 2,646 | 1,020,593 |
| 51 | 2028/ 29 | 108,275,434 | 103,886,887 | 0 | 1,077,447 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 111,507,775 | 107,119,228 | 0 | 1,109,770 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 114,837,086 | 110,448,539 | 0 | 1,143,063 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 118,266,276 | 113,877,729 | 0 | 1,177,355 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 121,798,342 | 117,409,795 | 0 | 1,212,676 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 125,436,370 | 121,047,823 | 0 | 1,249,056 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 129,183,539 | 124,794,992 | 0 | 1,286,528 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 133,043,123 | 128,654,576 | 0 | 1,325,124 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 137,018,494 | 132,629,947 | 0 | 1,364,878 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 141,113,127 | 136,724,580 | 0 | 1,405,824 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 145,330,598 | 140,942,051 | 0 | 1,447,999 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 149,674,594 | 145,286,047 | 0 | 1,491,439 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 154,148,909 | 149,760,362 | 0 | 1,536,182 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 158,757,454 | 154,368,907 | 0 | 1,582,267 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 163,504,256 | 159,115,709 | 0 | 1,629,735 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | | | 882,316 | | 9,981 | 882,316 | 9,981 | 7,937 | 900,234 |
| Subtotal: Post-$400M | | | | 10,708,933 | | 498,082 | 10,708,933 | 498,082 | 42,331 | 11,249,346 |
| **TOTAL** | | | | **11,591,249** | | **508,063** | **11,591,249** | **508,063** | **50,268** | **12,149,580** |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | | | 3,588,070 | | 235,183 | 3,588,070 | 235,183 | 23,811 | 3,847,064 |
| To: | 2027/ 28 | | | 11,591,249 | | 508,063 | 11,591,249 | 508,063 | 50,268 | 12,149,580 |
| To: | 2042/ 43 | | | 11,591,249 | | 508,063 | 11,591,249 | 508,063 | 50,268 | 12,149,580 |

**Notes:**
First & Second Payments are based on the 1% basic tax rate applied to the Increase in AV Over Base.
Supplemental Secured Assessments include reassessed property and new development.
Supplemental Secured Payments are based on the 1% basic tax rate applied to the Supplemental Secured Assessments.
Unitary payments are estimated to escalate at an annual rate of: 0.0%

**Table D-5**
**Growth in Assessed Value**
**Niles Original Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Growth in Secured Assessed Value | | | | | | Total Secured, State Board and Unsecured AV | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | Growth Rates | | (7) | (8) | (9) | (10) |
| Year (N) | Fiscal Year | Secured AV | Inflationary Adjustments | Reassessed Property Assessments | New Development Assessments | (5) Annual | (6) Average Annual | Secured AV | State Board | Unsecured AV | Secured, State Board, Unsecured AV |
| Base | 1977/ 78 | | | | | | | | | | |
| 32 | 2009/ 10 | 32,289,952 | 645,799 | 322,900 | 0 | | | 32,289,952 | 0 | 530,743 | 32,820,695 |
| 33 | 2010/ 11 | 33,258,651 | 665,173 | 332,587 | 0 | *3.0%* | *3.0%* | 33,258,651 | 0 | 530,743 | 33,789,394 |
| 34 | 2011/ 12 | 34,256,410 | 685,128 | 342,564 | 0 | *3.0%* | *3.0%* | 34,256,410 | 0 | 530,743 | 34,787,153 |
| 35 | 2012/ 13 | 35,284,102 | 705,682 | 352,841 | 9,829,079 | *3.0%* | *3.0%* | 35,284,102 | 0 | 530,743 | 35,814,845 |
| 36 | 2013/ 14 | 46,171,705 | 923,434 | 461,717 | 669,678 | *30.9%* | *9.4%* | 46,171,705 | 0 | 530,743 | 46,702,448 |
| 37 | 2014/ 15 | 48,226,534 | 964,531 | 482,265 | 689,768 | *4.5%* | *8.4%* | 48,226,534 | 0 | 530,743 | 48,757,277 |
| 38 | 2015/ 16 | 50,363,098 | 1,007,262 | 503,631 | 710,461 | *4.4%* | *7.7%* | 50,363,098 | 0 | 530,743 | 50,893,841 |
| 39 | 2016/ 17 | 52,584,452 | 1,051,689 | 525,845 | 6,930,339 | *4.4%* | *7.2%* | 52,584,452 | 0 | 530,743 | 53,115,195 |
| 40 | 2017/ 18 | 61,092,325 | 1,221,846 | 610,923 | 753,728 | *16.2%* | *8.3%* | 61,092,325 | 0 | 530,743 | 61,623,068 |
| 41 | 2018/ 19 | 63,678,823 | 1,273,576 | 636,788 | 776,340 | *4.2%* | *7.8%* | 63,678,823 | 0 | 530,743 | 64,209,566 |
| 42 | 2019/ 20 | 66,365,527 | 1,327,311 | 663,655 | 799,630 | *4.2%* | *7.5%* | 66,365,527 | 0 | 530,743 | 66,896,270 |
| 43 | 2020/ 21 | 69,156,123 | 1,383,122 | 691,561 | 7,800,158 | *4.2%* | *7.2%* | 69,156,123 | 0 | 530,743 | 69,686,866 |
| 44 | 2021/ 22 | 79,030,965 | 1,580,619 | 790,310 | 848,328 | *14.3%* | *7.7%* | 79,030,965 | 0 | 530,743 | 79,561,708 |
| 45 | 2022/ 23 | 82,250,222 | 1,645,004 | 822,502 | 822,379 | *4.1%* | *7.5%* | 82,250,222 | 0 | 530,743 | 82,780,965 |
| 46 | 2023/ 24 | 85,540,107 | 1,710,802 | 855,401 | 0 | *4.0%* | *7.2%* | 85,540,107 | 0 | 530,743 | 86,070,850 |
| 47 | 2024/ 25 | 88,106,310 | 1,762,126 | 881,063 | 7,852,156 | *3.0%* | *6.9%* | 88,106,310 | 0 | 530,743 | 88,637,053 |
| 48 | 2025/ 26 | 98,601,655 | 1,972,033 | 986,017 | 0 | *11.9%* | *7.2%* | 98,601,655 | 0 | 530,743 | 99,132,398 |
| 49 | 2026/ 27 | 101,559,705 | 2,031,194 | 1,015,597 | 0 | *3.0%* | *7.0%* | 101,559,705 | 0 | 530,743 | 102,090,448 |
| 50 | 2027/ 28 | 104,606,496 | 2,092,130 | 1,046,065 | 0 | *3.0%* | *6.7%* | 104,606,496 | 0 | 530,743 | 105,137,239 |
| 51 | 2028/ 29 | 107,744,691 | 2,154,894 | 1,077,447 | 0 | *N/A* | *N/A* | 107,744,691 | 0 | 530,743 | 108,275,434 |
| 52 | 2029/ 30 | 110,977,032 | 2,219,541 | 1,109,770 | 0 | *N/A* | *N/A* | 110,977,032 | 0 | 530,743 | 111,507,775 |
| 53 | 2030/ 31 | 114,306,343 | 2,286,127 | 1,143,063 | 0 | *N/A* | *N/A* | 114,306,343 | 0 | 530,743 | 114,837,086 |
| 54 | 2031/ 32 | 117,735,533 | 2,354,711 | 1,177,355 | 0 | *N/A* | *N/A* | 117,735,533 | 0 | 530,743 | 118,266,276 |
| 55 | 2032/ 33 | 121,267,599 | 2,425,352 | 1,212,676 | 0 | *N/A* | *N/A* | 121,267,599 | 0 | 530,743 | 121,798,342 |
| 56 | 2033/ 34 | 124,905,627 | 2,498,113 | 1,249,056 | 0 | *N/A* | *N/A* | 124,905,627 | 0 | 530,743 | 125,436,370 |
| 57 | 2034/ 35 | 128,652,796 | 2,573,056 | 1,286,528 | 0 | *N/A* | *N/A* | 128,652,796 | 0 | 530,743 | 129,183,539 |
| 58 | 2035/ 36 | 132,512,380 | 2,650,248 | 1,325,124 | 0 | *N/A* | *N/A* | 132,512,380 | 0 | 530,743 | 133,043,123 |
| 59 | 2036/ 37 | 136,487,751 | 2,729,755 | 1,364,878 | 0 | *N/A* | *N/A* | 136,487,751 | 0 | 530,743 | 137,018,494 |
| 60 | 2037/ 38 | 140,582,384 | 2,811,648 | 1,405,824 | 0 | *N/A* | *N/A* | 140,582,384 | 0 | 530,743 | 141,113,127 |
| 61 | 2038/ 39 | 144,799,855 | 2,895,997 | 1,447,999 | 0 | *N/A* | *N/A* | 144,799,855 | 0 | 530,743 | 145,330,598 |
| 62 | 2039/ 40 | 149,143,851 | 2,982,877 | 1,491,439 | 0 | *N/A* | *N/A* | 149,143,851 | 0 | 530,743 | 149,674,594 |
| 63 | 2040/ 41 | 153,618,166 | 3,072,363 | 1,536,182 | 0 | *N/A* | *N/A* | 153,618,166 | 0 | 530,743 | 154,148,909 |
| 64 | 2041/ 42 | 158,226,711 | 3,164,534 | 1,582,267 | 0 | *N/A* | *N/A* | 158,226,711 | 0 | 530,743 | 158,757,454 |
| 65 | 2042/ 43 | 162,973,513 | 3,259,470 | 1,629,735 | 0 | *N/A* | *N/A* | 162,973,513 | 0 | 530,743 | 163,504,256 |
| Subtotal: Pre-$400M | | | | | 0 | | | | | | |
| Subtotal: Post-$400M | | | | | 38,482,044 | | | | | | |
| **TOTAL** | | | | | **38,482,044** | | | | | | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2017/ 18 | | | | 19,583,054 | | | | | | |
| To: | 2027/ 28 | | | | 38,482,044 | | | | | | |
| To: | 2042/ 43 | | | | 38,482,044 | | | | | | |

**Assumptions:**
Annual Inflationary Adjustment: 2% of Secured AV
Reassessed Property Assessments: 0% of Secured AV
Development Per RTC Absorption Analysis

State Board Annual Increase: 0.0%
Unsecured AV Annual Increase: 0.0%

## Table D-6
## New Development Schedule
## Niles Original Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| | | Residential | | Commercial | | Industrial | | Total Assessed Value | |
|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| Year (N) | Fiscal Year | Units | Incremental Assessed Value ($336,000/unit) | Square Feet | Incremental Assessed Value ($140/SF) | Square Feet | Incremental Assessed Value ($0/SF) | Present Value | Future Dollars |
| Base | 1977/ 78 | | | | | | | | |
| 32 | 2009/ 10 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 33 | 2010/ 11 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 34 | 2011/ 12 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 35 | 2012/ 13 | 25 | 8,400,000 | 4,250 | 595,000 | 0 | 0 | 8,995,000 | 9,829,079 |
| 36 | 2013/ 14 | | 0 | 4,250 | 595,000 | 0 | 0 | 595,000 | 669,678 |
| 37 | 2014/ 15 | | 0 | 4,250 | 595,000 | 0 | 0 | 595,000 | 689,768 |
| 38 | 2015/ 16 | | 0 | 4,250 | 595,000 | 0 | 0 | 595,000 | 710,461 |
| 39 | 2016/ 17 | 15 | 5,040,000 | 4,250 | 595,000 | 0 | 0 | 5,635,000 | 6,930,339 |
| 40 | 2017/ 18 | | 0 | 4,250 | 595,000 | 0 | 0 | 595,000 | 753,728 |
| 41 | 2018/ 19 | | 0 | 4,250 | 595,000 | 0 | 0 | 595,000 | 776,340 |
| 42 | 2019/ 20 | | 0 | 4,250 | 595,000 | 0 | 0 | 595,000 | 799,630 |
| 43 | 2020/ 21 | 15 | 5,040,000 | 4,250 | 595,000 | 0 | 0 | 5,635,000 | 7,800,158 |
| 44 | 2021/ 22 | | 0 | 4,250 | 595,000 | 0 | 0 | 595,000 | 848,328 |
| 45 | 2022/ 23 | | 0 | 4,000 | 560,000 | 0 | 0 | 560,000 | 822,379 |
| 46 | 2023/ 24 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 47 | 2024/ 25 | 15 | 5,040,000 | | 0 | 0 | 0 | 5,040,000 | 7,852,156 |
| 48 | 2025/ 26 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 49 | 2026/ 27 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 50 | 2027/ 28 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 51 | 2028/ 29 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| **TOTAL** | | **70** | **23,520,000** | **46,500** | **6,510,000** | **0** | **0** | **30,030,000** | **38,482,044** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 40 | 13,440,000 | 25,500 | 3,570,000 | 0 | 0 | 17,010,000 | 19,583,054 |
| To: | 2027/ 28 | 70 | 23,520,000 | 46,500 | 6,510,000 | 0 | 0 | 30,030,000 | 38,482,044 |
| To: | 2042/ 43 | 70 | 23,520,000 | 46,500 | 6,510,000 | 0 | 0 | 30,030,000 | 38,482,044 |

Future value based on 2009/10 values escalated annually at: 3.0%
Source: City of Fremont TAZ growth model. (See Section E.4 in Chapter IV for methodology.)

**Table D-7A**
**Pass-Through Payments to Affected Taxing Entities**
**Niles Original Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County of Alameda | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Fremont-Newark Comm. College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.66% | Levy: 19.72% | Levy: 0.14% | Levy: 2.40% | Levy: 2.24% | Levy: 3.58% | Levy: 18.74% | Levy: 0.55% |
| Base | 1977/ 78 | | | | | | | | |
| 32 | 2009/ 10 | 4,744 | 15,608 | 97 | 1,957 | 1,913 | 2,007 | 10,512 | 311 |
| 33 | 2010/ 11 | 5,045 | 16,525 | 103 | 2,070 | 2,021 | 2,146 | 11,237 | 333 |
| 34 | 2011/ 12 | 5,354 | 17,458 | 109 | 2,186 | 2,132 | 2,288 | 11,982 | 355 |
| 35 | 2012/ 13 | 5,538 | 17,199 | 110 | 2,141 | 2,070 | 2,429 | 12,722 | 377 |
| 36 | 2013/ 14 | 8,971 | 27,954 | 180 | 3,477 | 3,358 | 3,985 | 20,871 | 618 |
| 37 | 2014/ 15 | 9,589 | 29,711 | 192 | 3,692 | 3,562 | 4,278 | 22,402 | 663 |
| 38 | 2015/ 16 | 10,231 | 31,524 | 204 | 3,915 | 3,772 | 4,582 | 23,995 | 710 |
| 39 | 2016/ 17 | 10,817 | 32,670 | 214 | 4,047 | 3,884 | 4,894 | 25,633 | 759 |
| 40 | 2017/ 18 | 13,436 | 40,477 | 266 | 5,011 | 4,804 | 6,108 | 31,986 | 947 |
| 41 | 2018/ 19 | 14,205 | 42,604 | 281 | 5,271 | 5,048 | 6,475 | 33,912 | 1,004 |
| 42 | 2019/ 20 | 15,003 | 44,804 | 296 | 5,540 | 5,301 | 6,857 | 35,912 | 1,063 |
| 43 | 2020/ 21 | 15,757 | 47,237 | 314 | 5,830 | 5,562 | 7,383 | 38,666 | 1,144 |
| 44 | 2021/ 22 | 18,757 | 58,904 | 393 | 7,266 | 6,927 | 9,257 | 48,479 | 1,435 |
| 45 | 2022/ 23 | 19,709 | 62,445 | 417 | 7,699 | 7,335 | 9,866 | 51,671 | 1,529 |
| 46 | 2023/ 24 | 20,690 | 66,130 | 442 | 8,150 | 7,761 | 10,490 | 54,935 | 1,626 |
| 47 | 2024/ 25 | 21,376 | 68,194 | 459 | 8,394 | 7,976 | 10,972 | 57,461 | 1,701 |
| 48 | 2025/ 26 | 24,544 | 80,300 | 541 | 9,881 | 9,385 | 12,962 | 67,881 | 2,009 |
| 49 | 2026/ 27 | 25,416 | 83,488 | 563 | 10,270 | 9,749 | 13,521 | 70,812 | 2,096 |
| 50 | 2027/ 28 | 26,314 | 86,764 | 586 | 10,670 | 10,124 | 14,098 | 73,831 | 2,185 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 15,143 | 49,592 | 309 | 6,212 | 6,066 | 6,441 | 33,731 | 998 |
| Subtotal: Post-$400M | | 260,355 | 820,404 | 5,457 | 101,252 | 96,618 | 128,156 | 671,170 | 19,864 |
| **TOTAL** | | **275,499** | **869,996** | **5,766** | **107,464** | **102,685** | **134,597** | **704,901** | **20,862** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 73,726 | 229,126 | 1,475 | 28,494 | 27,516 | 32,716 | 171,340 | 5,071 |
| To: | 2027/ 28 | 275,499 | 869,996 | 5,766 | 107,464 | 102,685 | 134,597 | 704,901 | 20,862 |
| To: | 2042/ 43 | 275,499 | 869,996 | 5,766 | 107,464 | 102,685 | 134,597 | 704,901 | 20,862 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

## Table D-7B
## Pass-Through Payments to Affected Taxing Entities
## Niles Original Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. Levy: 0.23% | (10) Mosquito Abatement District Levy: 0.10% | (11) A.C. Transit District No. 2 Levy: 3.51% | (12) Bay Area Rapid Transit District Levy: 0.68% | (13) East Bay Regional Park Levy: 3.26% | (14) Alameda County Water Levy: 0.91% | (15) ERAF[A] Levy: 29.28% | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| Base | 1977/ 78 | | | | | | | | |
| 32 | 2009/ 10 | 130 | 68 | 1,971 | 383 | 1,831 | 642 | 8,871 | 51,047 |
| 33 | 2010/ 11 | 139 | 72 | 2,107 | 409 | 1,958 | 682 | 9,710 | 54,557 |
| 34 | 2011/ 12 | 149 | 76 | 2,247 | 437 | 2,088 | 722 | 10,588 | 58,170 |
| 35 | 2012/ 13 | 158 | 77 | 2,386 | 463 | 2,216 | 728 | 13,172 | 61,786 |
| 36 | 2013/ 14 | 259 | 125 | 3,914 | 760 | 3,636 | 1,187 | 21,974 | 101,268 |
| 37 | 2014/ 15 | 278 | 134 | 4,201 | 816 | 3,903 | 1,265 | 24,010 | 108,696 |
| 38 | 2015/ 16 | 298 | 142 | 4,500 | 874 | 4,180 | 1,346 | 26,145 | 116,417 |
| 39 | 2016/ 17 | 318 | 149 | 4,807 | 934 | 4,466 | 1,409 | 29,379 | 124,379 |
| 40 | 2017/ 18 | 397 | 185 | 5,999 | 1,165 | 5,573 | 1,750 | 37,077 | 155,178 |
| 41 | 2018/ 19 | 421 | 195 | 6,360 | 1,235 | 5,908 | 1,846 | 39,754 | 164,519 |
| 42 | 2019/ 20 | 445 | 205 | 6,735 | 1,308 | 6,257 | 1,946 | 42,548 | 174,221 |
| 43 | 2020/ 21 | 480 | 218 | 7,251 | 1,409 | 6,736 | 2,066 | 47,196 | 187,249 |
| 44 | 2021/ 22 | 601 | 272 | 9,092 | 1,766 | 8,446 | 2,581 | 59,445 | 233,621 |
| 45 | 2022/ 23 | 641 | 289 | 9,690 | 1,882 | 9,002 | 2,741 | 63,794 | 248,712 |
| 46 | 2023/ 24 | 681 | 307 | 10,302 | 2,001 | 9,571 | 2,907 | 68,147 | 264,141 |
| 47 | 2024/ 25 | 713 | 318 | 10,776 | 2,093 | 10,011 | 3,012 | 72,641 | 276,095 |
| 48 | 2025/ 26 | 842 | 374 | 12,730 | 2,473 | 11,826 | 3,551 | 86,046 | 325,345 |
| 49 | 2026/ 27 | 878 | 390 | 13,280 | 2,580 | 12,337 | 3,696 | 90,127 | 339,203 |
| 50 | 2027/ 28 | 916 | 405 | 13,846 | 2,690 | 12,863 | 3,845 | 94,339 | 353,476 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 418 | 216 | 6,326 | 1,229 | 5,877 | 2,046 | 29,169 | 163,774 |
| Subtotal: Post-$400M | | 8,324 | 3,785 | 125,870 | 24,451 | 116,930 | 35,877 | 815,794 | 3,234,307 |
| **TOTAL** | | **8,742** | **4,002** | **132,196** | **25,680** | **122,807** | **37,923** | **844,963** | **3,398,081** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 2,125 | 1,028 | 32,133 | 6,242 | 29,851 | 9,731 | 180,924 | 831,498 |
| To: | 2027/ 28 | 8,742 | 4,002 | 132,196 | 25,680 | 122,807 | 37,923 | 844,963 | 3,398,081 |
| To: | 2042/ 43 | 8,742 | 4,002 | 132,196 | 25,680 | 122,807 | 37,923 | 844,963 | 3,398,081 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

## Table D-8A
## Pass-Through Payments to Affected Taxing Entities
## Niles Original Area (Portion of Merged Project Area)
## (In Present Value Dollars)

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County of Alameda | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Fremont-Newark Comm. College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.66% | Levy: 19.72% | Levy: 0.14% | Levy: 2.40% | Levy: 2.24% | Levy: 3.58% | Levy: 18.74% | Levy: 0.55% |
| Base | 1977/ 78 | | | | | | | | |
| 32 | 2009/ 10 | 4,744 | 15,608 | 97 | 1,957 | 1,913 | 2,007 | 10,512 | 311 |
| 33 | 2010/ 11 | 4,760 | 15,590 | 97 | 1,953 | 1,907 | 2,024 | 10,601 | 314 |
| 34 | 2011/ 12 | 4,765 | 15,538 | 97 | 1,945 | 1,897 | 2,036 | 10,664 | 316 |
| 35 | 2012/ 13 | 4,650 | 14,441 | 93 | 1,797 | 1,738 | 2,040 | 10,681 | 316 |
| 36 | 2013/ 14 | 7,106 | 22,142 | 142 | 2,754 | 2,660 | 3,157 | 16,532 | 489 |
| 37 | 2014/ 15 | 7,166 | 22,202 | 143 | 2,759 | 2,662 | 3,196 | 16,740 | 495 |
| 38 | 2015/ 16 | 7,212 | 22,223 | 144 | 2,760 | 2,659 | 3,230 | 16,915 | 501 |
| 39 | 2016/ 17 | 7,194 | 21,728 | 142 | 2,691 | 2,583 | 3,255 | 17,047 | 505 |
| 40 | 2017/ 18 | 8,430 | 25,395 | 167 | 3,144 | 3,014 | 3,832 | 20,069 | 594 |
| 41 | 2018/ 19 | 8,408 | 25,217 | 166 | 3,120 | 2,988 | 3,833 | 20,073 | 594 |
| 42 | 2019/ 20 | 8,378 | 25,018 | 165 | 3,093 | 2,960 | 3,829 | 20,053 | 593 |
| 43 | 2020/ 21 | 8,300 | 24,884 | 166 | 3,071 | 2,930 | 3,889 | 20,369 | 603 |
| 44 | 2021/ 22 | 9,322 | 29,273 | 195 | 3,611 | 3,443 | 4,600 | 24,093 | 713 |
| 45 | 2022/ 23 | 9,241 | 29,277 | 196 | 3,610 | 3,439 | 4,626 | 24,226 | 717 |
| 46 | 2023/ 24 | 9,151 | 29,249 | 196 | 3,605 | 3,432 | 4,640 | 24,298 | 719 |
| 47 | 2024/ 25 | 8,919 | 28,455 | 191 | 3,502 | 3,328 | 4,578 | 23,976 | 710 |
| 48 | 2025/ 26 | 9,662 | 31,610 | 213 | 3,890 | 3,694 | 5,102 | 26,721 | 791 |
| 49 | 2026/ 27 | 9,439 | 31,004 | 209 | 3,814 | 3,621 | 5,021 | 26,297 | 778 |
| 50 | 2027/ 28 | 9,219 | 30,397 | 205 | 3,738 | 3,547 | 4,939 | 25,866 | 766 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 14,269 | 46,736 | 291 | 5,855 | 5,717 | 6,068 | 31,777 | 940 |
| Subtotal: Post-$400M | | 131,797 | 412,516 | 2,733 | 50,959 | 48,698 | 63,767 | 333,956 | 9,884 |
| **TOTAL** | | **146,066** | **459,252** | **3,024** | **56,813** | **54,415** | **69,835** | **365,733** | **10,824** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 56,027 | 174,866 | 1,123 | 21,760 | 21,033 | 24,777 | 129,762 | 3,840 |
| To: | 2027/ 28 | 146,066 | 459,252 | 3,024 | 56,813 | 54,415 | 69,835 | 365,733 | 10,824 |
| To: | 2042/ 43 | 146,066 | 459,252 | 3,024 | 56,813 | 54,415 | 69,835 | 365,733 | 10,824 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

Present value discounted to 2009/10 at: 6.0%

## Table D-8B
## Pass-Through Payments to Affected Taxing Entities
## Niles Original Area (Portion of Merged Project Area)
## (In Present Value Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. Levy: 0.23% | (10) Mosquito Abatement District Levy: 0.10% | (11) A.C. Transit District No. 2 Levy: 3.51% | (12) Bay Area Rapid Transit District Levy: 0.68% | (13) East Bay Regional Park Levy: 3.26% | (14) Alameda County Water Levy: 0.91% | (15) ERAF[A] Levy: 29.28% | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| Base | 1977/ 78 | | | | | | | | |
| 32 | 2009/ 10 | 130 | 68 | 1,971 | 383 | 1,831 | 642 | 8,871 | 51,047 |
| 33 | 2010/ 11 | 131 | 68 | 1,988 | 386 | 1,847 | 643 | 9,160 | 51,468 |
| 34 | 2011/ 12 | 132 | 68 | 2,000 | 389 | 1,858 | 643 | 9,424 | 51,772 |
| 35 | 2012/ 13 | 132 | 65 | 2,003 | 389 | 1,861 | 611 | 11,059 | 51,877 |
| 36 | 2013/ 14 | 205 | 99 | 3,100 | 602 | 2,880 | 940 | 17,405 | 80,214 |
| 37 | 2014/ 15 | 208 | 100 | 3,139 | 610 | 2,916 | 945 | 17,941 | 81,224 |
| 38 | 2015/ 16 | 210 | 100 | 3,172 | 616 | 2,947 | 949 | 18,431 | 82,069 |
| 39 | 2016/ 17 | 211 | 99 | 3,197 | 621 | 2,970 | 937 | 19,539 | 82,719 |
| 40 | 2017/ 18 | 249 | 116 | 3,764 | 731 | 3,496 | 1,098 | 23,262 | 97,361 |
| 41 | 2018/ 19 | 249 | 115 | 3,764 | 731 | 3,497 | 1,093 | 23,530 | 97,379 |
| 42 | 2019/ 20 | 249 | 115 | 3,761 | 731 | 3,494 | 1,087 | 23,759 | 97,284 |
| 43 | 2020/ 21 | 253 | 115 | 3,820 | 742 | 3,549 | 1,088 | 24,862 | 98,640 |
| 44 | 2021/ 22 | 299 | 135 | 4,518 | 878 | 4,197 | 1,283 | 29,542 | 116,102 |
| 45 | 2022/ 23 | 300 | 136 | 4,543 | 883 | 4,221 | 1,285 | 29,909 | 116,606 |
| 46 | 2023/ 24 | 301 | 136 | 4,557 | 885 | 4,233 | 1,286 | 30,142 | 116,830 |
| 47 | 2024/ 25 | 297 | 133 | 4,496 | 873 | 4,177 | 1,257 | 30,311 | 115,205 |
| 48 | 2025/ 26 | 331 | 147 | 5,011 | 973 | 4,655 | 1,398 | 33,872 | 128,071 |
| 49 | 2026/ 27 | 326 | 145 | 4,932 | 958 | 4,581 | 1,373 | 33,470 | 125,968 |
| 50 | 2027/ 28 | 321 | 142 | 4,851 | 942 | 4,506 | 1,347 | 33,051 | 123,838 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 394 | 204 | 5,959 | 1,158 | 5,536 | 1,928 | 27,454 | 154,287 |
| Subtotal: Post-$400M | | 4,142 | 1,897 | 62,630 | 12,166 | 58,181 | 17,976 | 400,086 | 1,611,387 |
| **TOTAL** | | **4,536** | **2,101** | **68,589** | **13,324** | **63,717** | **19,904** | **427,541** | **1,765,674** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 1,609 | 783 | 24,335 | 4,727 | 22,607 | 7,409 | 135,093 | 629,751 |
| To: | 2027/ 28 | 4,536 | 2,101 | 68,589 | 13,324 | 63,717 | 19,904 | 427,541 | 1,765,674 |
| To: | 2042/ 43 | 4,536 | 2,101 | 68,589 | 13,324 | 63,717 | 19,904 | 427,541 | 1,765,674 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table E-1**
**Summary of Tax Increment Projections**
**Niles Added Area (Portion of Merged Project Area)**

| Summary of Assumptions | |
|---|---|
| **Growth Assumptions** | |
| FY 2009/10 Secured Assessed Value: | $40,756,778 |
| FY 2009/10 State Board Assessed Value: | $177,726 |
| FY 2009/10 Unsecured Assessed Value: | $1,351,535 |
| FY 2009/10 Total Assessed Value: | $42,286,039 |
| FY 2008/09 Unitary Payments: | $141 |
| Annual Inflationary Adjustment: 2% of Secured AV | |
| Reassessed Property Assessments: 1% of Secured AV | |
| Development Per RTC Absorption Analysis | |
| Annual Growth in State Board Assessed Value: | 0.0% |
| Annual Growth in Unsecured Assessed Value: | 0.0% |
| Annual Growth in Unitary Payments: | 0.0% |
| **Tax Increment Generation** | |
| Project Adopted between 12/2/97 and 8/20/98 | |
| Property Tax Rate: | 1.0% |
| Tax Increment Cap: | N/A |
| County Property Tax Admin Fee: | 1.1% |
| **Sponsoring Community** | |
| City receives pass-through | |
| City's Unadjusted Levy Within Project Area: | 18.96% |
| **Agency Administration Cost** | |
| Cost in FY 2009/10 | $11,034 |
| Annual Increase: | 5.0% |
| **Present Value Discount Rate** | |
| Present value discounted to 2009/10 at: | 6.0% |
| **Historical Information** | |
| Base Assessed Value | 21,360,767 |
| Year First Plan Limit was Reached: | N/A |
| Assessed Value in that Year: | **N/A** |

| Tax Increment Projections From FY 2009/10 Through End of Project* | | | | | | |
|---|---|---|---|---|---|---|
| | Future Dollars | | | Present Value | | |
| | Pre-$400M Cap | Post-$400M Cap | Total | Pre-$400M Cap | Post-$400M Cap | Total |
| **Tax Increment (TI) to Agency** | | | | | | |
| Gross Tax Increment | $677,825 | $29,580,730 | $30,258,555 | $638,803 | $8,959,194 | $9,597,997 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 7,456 | 325,388 | 332,844 | 7,027 | 98,551 | 105,578 |
| Tax Increment to Agency | 670,369 | 29,255,342 | 29,925,711 | 631,776 | 8,860,643 | 9,492,419 |
| **TI Available to Agency After Obligations** | | | | | | |
| Tax Increment to Agency | 670,369 | 29,255,342 | 29,925,711 | 631,776 | 8,860,643 | 9,492,419 |
| Less: Pass-Throughs to Taxing Entities | 146,839 | 10,056,573 | 10,203,412 | 138,188 | 2,878,724 | 3,016,912 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 523,530 | 19,198,769 | 19,722,299 | 493,588 | 5,981,919 | 6,475,507 |
| **Projected Use of TI Funds** | | | | | | |
| Agency Administration (Non-Hsg) | 34,786 | 961,835 | 996,621 | 32,792 | 297,441 | 330,232 |
| TI Available for Housing Programs | 135,565 | 5,916,146 | 6,051,711 | 127,761 | 1,791,839 | 1,919,599 |
| TI Available for Non-Housing Projects | 353,180 | 12,320,788 | 12,673,967 | 333,036 | 3,892,639 | 4,225,675 |
| Total TI Funds Used by Agency | 523,530 | 19,198,769 | 19,722,299 | 493,588 | 5,981,919 | 6,475,507 |
| *Subtotal, TI for Housing & Projects* | *488,745* | *18,236,934* | *18,725,678* | *460,796* | *5,684,478* | *6,145,275* |
| **Cumulative TI for Housing Programs** | | | | | | |
| 2017/ 18 | | | 541,456 | | | 418,679 |
| 2027/ 28 | | | 1,963,145 | | | 1,052,162 |
| 2043/ 44 | | | 6,051,711 | | | 1,919,599 |
| **Cumulative TI for Non-Housing Projects** | | | | | | |
| 2017/ 18 | | | 1,345,293 | | | 1,046,143 |
| 2027/ 28 | | | 4,550,319 | | | 2,479,885 |
| 2043/ 44 | | | 12,673,967 | | | 4,225,675 |

* Project life extended by one year, through FY2043/44, by SB1045.

**Table E-2**
**Tax Increment Projections**
**Niles Added Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | | | | |
| Year (N) | Fiscal Year | Basic Tax Revenues* | County Admin Fee | Tax Increment to Agency | Pass-Through Payments | Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1997/ 98 | | | | | | | | | |
| 12 | 2009/ 10 | 213,469 | 2,348 | 211,121 | 44,460 | 11,034 | 42,694 | 42,694 | 112,932 | 112,932 |
| 13 | 2010/ 11 | 225,818 | 2,484 | 223,334 | 48,902 | 11,586 | 45,164 | 87,857 | 117,683 | 230,615 |
| 14 | 2011/ 12 | 238,538 | 2,624 | 235,914 | 53,476 | 12,165 | 47,708 | 135,565 | 122,565 | 353,180 |
| 15 | 2012/ 13 | 251,639 | 2,768 | 248,871 | 58,187 | 12,774 | 50,328 | 185,893 | 127,583 | 480,762 |
| 16 | 2013/ 14 | 265,134 | 2,916 | 262,217 | 63,039 | 13,412 | 53,027 | 238,920 | 132,739 | 613,502 |
| 17 | 2014/ 15 | 343,952 | 3,783 | 340,169 | 81,014 | 14,083 | 68,790 | 307,710 | 176,282 | 789,783 |
| 18 | 2015/ 16 | 365,605 | 4,022 | 361,583 | 98,085 | 14,787 | 73,121 | 380,831 | 175,590 | 965,373 |
| 19 | 2016/ 17 | 389,271 | 4,282 | 384,990 | 106,558 | 15,526 | 77,854 | 458,685 | 185,051 | 1,150,424 |
| 20 | 2017/ 18 | 413,851 | 4,552 | 409,299 | 115,358 | 16,303 | 82,770 | 541,456 | 194,868 | 1,345,293 |
| 21 | 2018/ 19 | 505,137 | 5,557 | 499,581 | 137,640 | 17,118 | 101,027 | 642,483 | 243,795 | 1,589,088 |
| 22 | 2019/ 20 | 532,301 | 5,855 | 526,446 | 157,849 | 17,974 | 106,460 | 748,943 | 244,163 | 1,833,251 |
| 23 | 2020/ 21 | 561,817 | 6,180 | 555,637 | 168,417 | 18,872 | 112,363 | 861,307 | 255,984 | 2,089,235 |
| 24 | 2021/ 22 | 592,446 | 6,517 | 585,929 | 179,384 | 19,816 | 118,489 | 979,796 | 268,240 | 2,357,475 |
| 25 | 2022/ 23 | 698,242 | 7,681 | 690,562 | 205,559 | 20,807 | 139,648 | 1,119,444 | 324,547 | 2,682,022 |
| 26 | 2023/ 24 | 731,961 | 8,052 | 723,909 | 229,428 | 21,847 | 146,392 | 1,265,836 | 326,242 | 3,008,264 |
| 27 | 2024/ 25 | 765,803 | 8,424 | 757,379 | 241,962 | 22,940 | 153,161 | 1,418,997 | 339,317 | 3,347,581 |
| 28 | 2025/ 26 | 875,477 | 9,630 | 865,847 | 269,448 | 24,086 | 175,095 | 1,594,092 | 397,217 | 3,744,798 |
| 29 | 2026/ 27 | 906,069 | 9,967 | 896,102 | 293,323 | 25,291 | 181,214 | 1,775,306 | 396,274 | 4,141,072 |
| 30 | 2027/ 28 | 939,196 | 10,331 | 928,865 | 305,224 | 26,555 | 187,839 | 1,963,145 | 409,247 | 4,550,319 |
| 31 | 2028/ 29 | 973,317 | 10,706 | 962,611 | 317,481 | 27,883 | 194,663 | 2,157,809 | 422,583 | 4,972,902 |
| 32 | 2029/ 30 | 1,008,462 | 11,093 | 997,369 | 333,838 | 29,277 | 201,692 | 2,359,501 | 432,561 | 5,405,463 |
| 33 | 2030/ 31 | 1,044,661 | 11,491 | 1,033,170 | 350,686 | 30,741 | 208,932 | 2,568,433 | 442,810 | 5,848,274 |
| 34 | 2031/ 32 | 1,081,946 | 11,901 | 1,070,045 | 368,039 | 32,278 | 216,389 | 2,784,823 | 453,338 | 6,301,612 |
| 35 | 2032/ 33 | 1,120,350 | 12,324 | 1,108,026 | 385,913 | 33,892 | 224,070 | 3,008,893 | 464,151 | 6,765,763 |
| 36 | 2033/ 34 | 1,159,906 | 12,759 | 1,147,147 | 404,322 | 35,587 | 231,981 | 3,240,874 | 475,256 | 7,241,019 |
| 37 | 2034/ 35 | 1,200,648 | 13,207 | 1,187,441 | 423,284 | 37,366 | 240,130 | 3,481,003 | 486,661 | 7,727,680 |
| 38 | 2035/ 36 | 1,242,613 | 13,669 | 1,228,944 | 442,814 | 39,234 | 248,523 | 3,729,526 | 498,373 | 8,226,053 |
| 39 | 2036/ 37 | 1,285,836 | 14,144 | 1,271,692 | 462,930 | 41,196 | 257,167 | 3,986,693 | 510,398 | 8,736,451 |
| 40 | 2037/ 38 | 1,330,357 | 14,634 | 1,315,723 | 483,650 | 43,256 | 266,071 | 4,252,764 | 522,746 | 9,259,197 |
| 41 | 2038/ 39 | 1,376,213 | 15,138 | 1,361,074 | 504,990 | 45,419 | 275,243 | 4,528,007 | 535,423 | 9,794,619 |
| 42 | 2039/ 40 | 1,423,444 | 15,658 | 1,407,786 | 526,971 | 47,690 | 284,689 | 4,812,696 | 548,437 | 10,343,056 |
| 43 | 2040/ 41 | 1,472,093 | 16,193 | 1,455,900 | 549,611 | 50,074 | 294,419 | 5,107,114 | 561,796 | 10,904,852 |
| 44 | 2041/ 42 | 1,522,201 | 16,744 | 1,505,456 | 572,930 | 52,578 | 304,440 | 5,411,554 | 575,508 | 11,480,360 |
| 45 | 2042/ 43 | 1,573,812 | 17,312 | 1,556,500 | 596,949 | 55,207 | 314,762 | 5,726,317 | 589,582 | 12,069,942 |
| 46 | 2043/ 44 | 1,626,972 | 17,897 | 1,609,075 | 621,688 | 57,967 | 325,394 | 6,051,711 | 604,026 | 12,673,967 |
| Subtotal: Pre-$400M | | 677,825 | 7,456 | 670,369 | 146,839 | 34,786 | 135,565 | | 353,180 | |
| Subtotal: Post-$400M | | 29,580,730 | 325,388 | 29,255,342 | 10,056,573 | 961,835 | 5,916,146 | | 12,320,788 | |
| **TOTAL** | | **30,258,555** | **332,844** | **29,925,711** | **10,203,412** | **996,621** | **6,051,711** | | **12,673,967** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 2,707,278 | 29,780 | 2,677,498 | 669,079 | 121,670 | 541,456 | | 1,345,293 | |
| To: | 2027/ 28 | 9,815,726 | 107,973 | 9,707,753 | 2,857,313 | 336,976 | 1,963,145 | | 4,550,319 | |
| To: | 2043/ 44 | 30,258,555 | 332,844 | 29,925,711 | 10,203,412 | 996,621 | 6,051,711 | | 12,673,967 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Assumptions:**

County Admin Fee as a % of Basic Ta 1.1%
Agency Administration Annual Increas 5.0%
TI for Housing Programs as a % of Bas 20%

**Table E-3**
**Tax Increment Projections**
**Niles Added Area (Portion of Merged Project Area)**
**(In Present Value, 2010 Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Basic Tax Revenues* | (2) County Admin Fee | (3) Tax Increment to Agency | (4) Pass-Through Payments | (5) Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1997/ 98 | | | | | | | | | |
| 12 | 2009/ 10 | 213,469 | 2,348 | 211,121 | 44,460 | 11,034 | 42,694 | 42,694 | 112,932 | 112,932 |
| 13 | 2010/ 11 | 213,036 | 2,343 | 210,693 | 46,134 | 10,930 | 42,607 | 85,301 | 111,021 | 223,953 |
| 14 | 2011/ 12 | 212,298 | 2,335 | 209,963 | 47,594 | 10,827 | 42,460 | 127,761 | 109,082 | 333,036 |
| 15 | 2012/ 13 | 211,281 | 2,324 | 208,957 | 48,855 | 10,725 | 42,256 | 170,017 | 107,121 | 440,157 |
| 16 | 2013/ 14 | 210,011 | 2,310 | 207,701 | 49,933 | 10,624 | 42,002 | 212,019 | 105,142 | 545,299 |
| 17 | 2014/ 15 | 257,021 | 2,827 | 254,194 | 60,538 | 10,524 | 51,404 | 263,423 | 131,728 | 677,027 |
| 18 | 2015/ 16 | 257,737 | 2,835 | 254,902 | 69,146 | 10,424 | 51,547 | 314,971 | 123,784 | 800,811 |
| 19 | 2016/ 17 | 258,888 | 2,848 | 256,040 | 70,867 | 10,326 | 51,778 | 366,748 | 123,069 | 923,880 |
| 20 | 2017/ 18 | 259,655 | 2,856 | 256,799 | 72,377 | 10,229 | 51,931 | 418,679 | 122,263 | 1,046,143 |
| 21 | 2018/ 19 | 298,990 | 3,289 | 295,701 | 81,469 | 10,132 | 59,798 | 478,477 | 144,302 | 1,190,445 |
| 22 | 2019/ 20 | 297,234 | 3,270 | 293,965 | 88,142 | 10,036 | 59,447 | 537,924 | 136,340 | 1,326,784 |
| 23 | 2020/ 21 | 295,958 | 3,256 | 292,702 | 88,720 | 9,942 | 59,192 | 597,116 | 134,849 | 1,461,634 |
| 24 | 2021/ 22 | 294,427 | 3,239 | 291,189 | 89,148 | 9,848 | 58,885 | 656,001 | 133,307 | 1,594,941 |
| 25 | 2022/ 23 | 327,363 | 3,601 | 323,762 | 96,374 | 9,755 | 65,473 | 721,474 | 152,160 | 1,747,101 |
| 26 | 2023/ 24 | 323,747 | 3,561 | 320,186 | 101,476 | 9,663 | 64,749 | 786,223 | 144,297 | 1,891,398 |
| 27 | 2024/ 25 | 319,543 | 3,515 | 316,028 | 100,962 | 9,572 | 63,909 | 850,132 | 141,585 | 2,032,983 |
| 28 | 2025/ 26 | 344,628 | 3,791 | 340,837 | 106,067 | 9,482 | 68,926 | 919,057 | 156,363 | 2,189,346 |
| 29 | 2026/ 27 | 336,482 | 3,701 | 332,780 | 108,930 | 9,392 | 67,296 | 986,354 | 147,162 | 2,336,508 |
| 30 | 2027/ 28 | 329,042 | 3,619 | 325,422 | 106,933 | 9,304 | 65,808 | 1,052,162 | 143,377 | 2,479,885 |
| 31 | 2028/ 29 | 321,694 | 3,539 | 318,155 | 104,932 | 9,216 | 64,339 | 1,116,501 | 139,669 | 2,619,555 |
| 32 | 2029/ 30 | 314,443 | 3,459 | 310,984 | 104,092 | 9,129 | 62,889 | 1,179,389 | 134,875 | 2,754,429 |
| 33 | 2030/ 31 | 307,293 | 3,380 | 303,913 | 103,156 | 9,043 | 61,459 | 1,240,848 | 130,255 | 2,884,684 |
| 34 | 2031/ 32 | 300,246 | 3,303 | 296,943 | 102,133 | 8,957 | 60,049 | 1,300,897 | 125,804 | 3,010,488 |
| 35 | 2032/ 33 | 293,305 | 3,226 | 290,078 | 101,031 | 8,873 | 58,661 | 1,359,558 | 121,513 | 3,132,001 |
| 36 | 2033/ 34 | 286,472 | 3,151 | 283,321 | 99,859 | 8,789 | 57,294 | 1,416,852 | 117,378 | 3,249,379 |
| 37 | 2034/ 35 | 279,749 | 3,077 | 276,672 | 98,625 | 8,706 | 55,950 | 1,472,802 | 113,391 | 3,362,771 |
| 38 | 2035/ 36 | 273,139 | 3,005 | 270,134 | 97,335 | 8,624 | 54,628 | 1,527,430 | 109,547 | 3,472,318 |
| 39 | 2036/ 37 | 266,641 | 2,933 | 263,708 | 95,997 | 8,543 | 53,328 | 1,580,758 | 105,840 | 3,578,158 |
| 40 | 2037/ 38 | 260,258 | 2,863 | 257,395 | 94,616 | 8,462 | 52,052 | 1,632,810 | 102,265 | 3,680,423 |
| 41 | 2038/ 39 | 253,989 | 2,794 | 251,195 | 93,199 | 8,382 | 50,798 | 1,683,608 | 98,816 | 3,779,239 |
| 42 | 2039/ 40 | 247,836 | 2,726 | 245,110 | 91,751 | 8,303 | 49,567 | 1,733,175 | 95,488 | 3,874,727 |
| 43 | 2040/ 41 | 241,798 | 2,660 | 239,139 | 90,276 | 8,225 | 48,360 | 1,781,535 | 92,278 | 3,967,005 |
| 44 | 2041/ 42 | 235,876 | 2,595 | 233,282 | 88,780 | 8,147 | 47,175 | 1,828,710 | 89,179 | 4,056,184 |
| 45 | 2042/ 43 | 230,070 | 2,531 | 227,539 | 87,266 | 8,070 | 46,014 | 1,874,724 | 86,189 | 4,142,373 |
| 46 | 2043/ 44 | 224,378 | 2,468 | 221,910 | 85,738 | 7,994 | 44,876 | 1,919,599 | 83,302 | 4,225,675 |
| Subtotal: Pre-$400M | | 638,803 | 7,027 | 631,776 | 138,188 | 32,792 | 127,761 | | 333,036 | |
| Subtotal: Post-$400M | | 8,959,194 | 98,551 | 8,860,643 | 2,878,724 | 297,441 | 1,791,839 | | 3,892,639 | |
| **TOTAL** | | **9,597,997** | **105,578** | **9,492,419** | **3,016,912** | **330,232** | **1,919,599** | | **4,225,675** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 2,093,396 | 23,027 | 2,070,369 | 509,904 | 95,643 | 418,679 | | 1,046,143 | |
| To: | 2027/ 28 | 5,260,810 | 57,869 | 5,202,941 | 1,478,126 | 192,768 | 1,052,162 | | 2,479,885 | |
| To: | 2043/ 44 | 9,597,997 | 105,578 | 9,492,419 | 3,016,912 | 330,232 | 1,919,599 | | 4,225,675 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.
**Assumptions:**
Present value discounted to 2009/10 at: 6.0%

**Table E-4**
**Tax Revenues**
**Niles Added Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | First & Second Payments to Agency | | | Supplemental Payments | | Total Basic Tax Revenues | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) |
| **Year (N)** | **Fiscal Year** | **Secured, State Board, Unsecured AV** | **Increase in AV Over Base** | **First & Second Payments** | **Supplemental Secured Assessements** | **Supplemental Secured Payments** | **First & Second Payments** | **Supplemental Secured Payments** | **Unitary Payments** | **Total Basic Tax Revenues** |
| Base | 1997/ 98 | 21,360,767 | | | | | | | | |
| 12 | 2009/ 10 | 42,286,039 | 20,925,272 | 209,253 | 407,568 | 4,076 | 209,253 | 4,076 | 141 | 213,469 |
| 13 | 2010/ 11 | 43,508,742 | 22,147,975 | 221,480 | 419,795 | 4,198 | 221,480 | 4,198 | 141 | 225,818 |
| 14 | 2011/ 12 | 44,768,127 | 23,407,360 | 234,074 | 432,389 | 4,324 | 234,074 | 4,324 | 141 | 238,538 |
| 15 | 2012/ 13 | 46,065,293 | 24,704,526 | 247,045 | 445,360 | 4,454 | 247,045 | 4,454 | 141 | 251,639 |
| 16 | 2013/ 14 | 47,401,374 | 26,040,607 | 260,406 | 458,721 | 4,587 | 260,406 | 4,587 | 141 | 265,134 |
| 17 | 2014/ 15 | 48,777,537 | 27,416,770 | 274,168 | 6,964,418 | 69,644 | 274,168 | 69,644 | 141 | 343,952 |
| 18 | 2015/ 16 | 56,686,920 | 35,326,153 | 353,262 | 1,220,246 | 12,202 | 353,262 | 12,202 | 141 | 365,605 |
| 19 | 2016/ 17 | 59,010,319 | 37,649,552 | 376,496 | 1,263,540 | 12,635 | 376,496 | 12,635 | 141 | 389,271 |
| 20 | 2017/ 18 | 61,423,480 | 40,062,713 | 400,627 | 1,308,333 | 13,083 | 400,627 | 13,083 | 141 | 413,851 |
| 21 | 2018/ 19 | 63,929,698 | 42,568,931 | 425,689 | 7,930,734 | 79,307 | 425,689 | 79,307 | 141 | 505,137 |
| 22 | 2019/ 20 | 73,108,441 | 51,747,674 | 517,477 | 1,468,385 | 14,684 | 517,477 | 14,684 | 141 | 532,301 |
| 23 | 2020/ 21 | 76,008,410 | 54,647,643 | 546,476 | 1,519,962 | 15,200 | 546,476 | 15,200 | 141 | 561,817 |
| 24 | 2021/ 22 | 79,017,955 | 57,657,188 | 576,572 | 1,573,313 | 15,733 | 576,572 | 15,733 | 141 | 592,446 |
| 25 | 2022/ 23 | 82,141,042 | 60,780,275 | 607,803 | 9,029,907 | 90,299 | 607,803 | 90,299 | 141 | 698,242 |
| 26 | 2023/ 24 | 92,783,184 | 71,422,417 | 714,224 | 1,759,589 | 17,596 | 714,224 | 17,596 | 141 | 731,961 |
| 27 | 2024/ 25 | 96,367,852 | 75,007,085 | 750,071 | 1,559,109 | 15,591 | 750,071 | 15,591 | 141 | 765,803 |
| 28 | 2025/ 26 | 99,823,733 | 78,462,966 | 784,630 | 9,070,665 | 90,707 | 784,630 | 90,707 | 141 | 875,477 |
| 29 | 2026/ 27 | 110,860,288 | 89,499,521 | 894,995 | 1,093,310 | 10,933 | 894,995 | 10,933 | 141 | 906,069 |
| 30 | 2027/ 28 | 114,140,219 | 92,779,452 | 927,795 | 1,126,110 | 11,261 | 927,795 | 11,261 | 141 | 939,196 |
| 31 | 2028/ 29 | 117,518,547 | 96,157,780 | 961,578 | 1,159,893 | 11,599 | 961,578 | 11,599 | 141 | 973,317 |
| 32 | 2029/ 30 | 120,998,226 | 99,637,459 | 996,375 | 1,194,690 | 11,947 | 996,375 | 11,947 | 141 | 1,008,462 |
| 33 | 2030/ 31 | 124,582,295 | 103,221,528 | 1,032,215 | 1,230,530 | 12,305 | 1,032,215 | 12,305 | 141 | 1,044,661 |
| 34 | 2031/ 32 | 128,273,886 | 106,913,119 | 1,069,131 | 1,267,446 | 12,674 | 1,069,131 | 12,674 | 141 | 1,081,946 |
| 35 | 2032/ 33 | 132,076,225 | 110,715,458 | 1,107,155 | 1,305,470 | 13,055 | 1,107,155 | 13,055 | 141 | 1,120,350 |
| 36 | 2033/ 34 | 135,992,634 | 114,631,867 | 1,146,319 | 1,344,634 | 13,446 | 1,146,319 | 13,446 | 141 | 1,159,906 |
| 37 | 2034/ 35 | 140,026,535 | 118,665,768 | 1,186,658 | 1,384,973 | 13,850 | 1,186,658 | 13,850 | 141 | 1,200,648 |
| 38 | 2035/ 36 | 144,181,453 | 122,820,686 | 1,228,207 | 1,426,522 | 14,265 | 1,228,207 | 14,265 | 141 | 1,242,613 |
| 39 | 2036/ 37 | 148,461,019 | 127,100,252 | 1,271,003 | 1,469,318 | 14,693 | 1,271,003 | 14,693 | 141 | 1,285,836 |
| 40 | 2037/ 38 | 152,868,971 | 131,508,204 | 1,315,082 | 1,513,397 | 15,134 | 1,315,082 | 15,134 | 141 | 1,330,357 |
| 41 | 2038/ 39 | 157,409,163 | 136,048,396 | 1,360,484 | 1,558,799 | 15,588 | 1,360,484 | 15,588 | 141 | 1,376,213 |
| 42 | 2039/ 40 | 162,085,560 | 140,724,793 | 1,407,248 | 1,605,563 | 16,056 | 1,407,248 | 16,056 | 141 | 1,423,444 |
| 43 | 2040/ 41 | 166,902,249 | 145,541,482 | 1,455,415 | 1,653,730 | 16,537 | 1,455,415 | 16,537 | 141 | 1,472,093 |
| 44 | 2041/ 42 | 171,863,438 | 150,502,671 | 1,505,027 | 1,703,342 | 17,033 | 1,505,027 | 17,033 | 141 | 1,522,201 |
| 45 | 2042/ 43 | 176,973,464 | 155,612,697 | 1,556,127 | 1,754,442 | 17,544 | 1,556,127 | 17,544 | 141 | 1,573,812 |
| 46 | 2043/ 44 | 182,236,790 | 160,876,023 | 1,608,760 | 1,807,075 | 18,071 | 1,608,760 | 18,071 | 141 | 1,626,972 |
| Subtotal: Pre-$400M | | | | 664,806 | | 12,598 | 664,806 | 12,598 | 422 | 677,825 |
| Subtotal: Post-$400M | | | | 28,864,517 | | 711,715 | 28,864,517 | 711,715 | 4,498 | 29,580,730 |
| **TOTAL** | | | | **29,529,323** | | **724,313** | **29,529,323** | **724,313** | **4,920** | **30,258,555** |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | | | 2,576,809 | | 129,204 | 2,576,809 | 129,204 | 1,265 | 2,707,278 |
| To: | 2027/ 28 | | | 9,322,541 | | 490,515 | 9,322,541 | 490,515 | 2,671 | 9,815,726 |
| To: | 2043/ 44 | | | 29,529,323 | | 724,313 | 29,529,323 | 724,313 | 4,920 | 30,258,555 |

**Notes:**
First & Second Payments are based on the 1% basic tax rate applied to the Increase in AV Over Base.
Supplemental Secured Assessments include reassessed property and new development.
Supplemental Secured Payments are based on the 1% basic tax rate applied to the Supplemental Secured Assessments.
Unitary payments are estimated to escalate at an annual rate of: 0.0%

**Table E-5**
**Growth in Assessed Value**
**Niles Added Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Growth in Secured Assessed Value | | | | | | Total Secured, State Board and Unsecured AV | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | Growth Rates | | (7) | (8) | (9) | (10) |
| Year (N) | Fiscal Year | Secured AV | Inflationary Adjustments | Reassessed Property Assessments | New Development Assessments | (5) Annual | (6) Average Annual | Secured AV | State Board | Unsecured AV | Secured, State Board, Unsecured AV |
| Base | 1997/ 98 | | | | | | | | | | |
| 12 | 2009/ 10 | 40,756,778 | 815,136 | 407,568 | 0 | | | 40,756,778 | 177,726 | 1,351,535 | 42,286,039 |
| 13 | 2010/ 11 | 41,979,481 | 839,590 | 419,795 | 0 | *3.0%* | *3.0%* | 41,979,481 | 177,726 | 1,351,535 | 43,508,742 |
| 14 | 2011/ 12 | 43,238,866 | 864,777 | 432,389 | 0 | *3.0%* | *3.0%* | 43,238,866 | 177,726 | 1,351,535 | 44,768,127 |
| 15 | 2012/ 13 | 44,536,032 | 890,721 | 445,360 | 0 | *3.0%* | *3.0%* | 44,536,032 | 177,726 | 1,351,535 | 46,065,293 |
| 16 | 2013/ 14 | 45,872,113 | 917,442 | 458,721 | 0 | *3.0%* | *3.0%* | 45,872,113 | 177,726 | 1,351,535 | 47,401,374 |
| 17 | 2014/ 15 | 47,248,276 | 944,966 | 472,483 | 6,491,935 | *3.0%* | *3.0%* | 47,248,276 | 177,726 | 1,351,535 | 48,777,537 |
| 18 | 2015/ 16 | 55,157,659 | 1,103,153 | 551,577 | 668,669 | *16.7%* | *5.2%* | 55,157,659 | 177,726 | 1,351,535 | 56,686,920 |
| 19 | 2016/ 17 | 57,481,058 | 1,149,621 | 574,811 | 688,729 | *4.2%* | *5.0%* | 57,481,058 | 177,726 | 1,351,535 | 59,010,319 |
| 20 | 2017/ 18 | 59,894,219 | 1,197,884 | 598,942 | 709,391 | *4.2%* | *4.9%* | 59,894,219 | 177,726 | 1,351,535 | 61,423,480 |
| 21 | 2018/ 19 | 62,400,437 | 1,248,009 | 624,004 | 7,306,730 | *4.2%* | *4.8%* | 62,400,437 | 177,726 | 1,351,535 | 63,929,698 |
| 22 | 2019/ 20 | 71,579,180 | 1,431,584 | 715,792 | 752,593 | *14.7%* | *5.8%* | 71,579,180 | 177,726 | 1,351,535 | 73,108,441 |
| 23 | 2020/ 21 | 74,479,149 | 1,489,583 | 744,791 | 775,171 | *4.1%* | *5.6%* | 74,479,149 | 177,726 | 1,351,535 | 76,008,410 |
| 24 | 2021/ 22 | 77,488,694 | 1,549,774 | 774,887 | 798,426 | *4.0%* | *5.5%* | 77,488,694 | 177,726 | 1,351,535 | 79,017,955 |
| 25 | 2022/ 23 | 80,611,781 | 1,612,236 | 806,118 | 8,223,789 | *4.0%* | *5.4%* | 80,611,781 | 177,726 | 1,351,535 | 82,141,042 |
| 26 | 2023/ 24 | 91,253,923 | 1,825,078 | 912,539 | 847,050 | *13.2%* | *5.9%* | 91,253,923 | 177,726 | 1,351,535 | 92,783,184 |
| 27 | 2024/ 25 | 94,838,591 | 1,896,772 | 948,386 | 610,723 | *3.9%* | *5.8%* | 94,838,591 | 177,726 | 1,351,535 | 96,367,852 |
| 28 | 2025/ 26 | 98,294,472 | 1,965,889 | 982,945 | 8,087,720 | *3.6%* | *5.7%* | 98,294,472 | 177,726 | 1,351,535 | 99,823,733 |
| 29 | 2026/ 27 | 109,331,027 | 2,186,621 | 1,093,310 | 0 | *11.2%* | *6.0%* | 109,331,027 | 177,726 | 1,351,535 | 110,860,288 |
| 30 | 2027/ 28 | 112,610,958 | 2,252,219 | 1,126,110 | 0 | *3.0%* | *5.8%* | 112,610,958 | 177,726 | 1,351,535 | 114,140,219 |
| 31 | 2028/ 29 | 115,989,286 | 2,319,786 | 1,159,893 | 0 | *3.0%* | *5.7%* | 115,989,286 | 177,726 | 1,351,535 | 117,518,547 |
| 32 | 2029/ 30 | 119,468,965 | 2,389,379 | 1,194,690 | 0 | *3.0%* | *5.5%* | 119,468,965 | 177,726 | 1,351,535 | 120,998,226 |
| 33 | 2030/ 31 | 123,053,034 | 2,461,061 | 1,230,530 | 0 | *3.0%* | *5.4%* | 123,053,034 | 177,726 | 1,351,535 | 124,582,295 |
| 34 | 2031/ 32 | 126,744,625 | 2,534,892 | 1,267,446 | 0 | *3.0%* | *5.3%* | 126,744,625 | 177,726 | 1,351,535 | 128,273,886 |
| 35 | 2032/ 33 | 130,546,964 | 2,610,939 | 1,305,470 | 0 | *3.0%* | *5.2%* | 130,546,964 | 177,726 | 1,351,535 | 132,076,225 |
| 36 | 2033/ 34 | 134,463,373 | 2,689,267 | 1,344,634 | 0 | *3.0%* | *5.1%* | 134,463,373 | 177,726 | 1,351,535 | 135,992,634 |
| 37 | 2034/ 35 | 138,497,274 | 2,769,945 | 1,384,973 | 0 | *3.0%* | *5.0%* | 138,497,274 | 177,726 | 1,351,535 | 140,026,535 |
| 38 | 2035/ 36 | 142,652,192 | 2,853,044 | 1,426,522 | 0 | *3.0%* | *4.9%* | 142,652,192 | 177,726 | 1,351,535 | 144,181,453 |
| 39 | 2036/ 37 | 146,931,758 | 2,938,635 | 1,469,318 | 0 | *3.0%* | *4.9%* | 146,931,758 | 177,726 | 1,351,535 | 148,461,019 |
| 40 | 2037/ 38 | 151,339,710 | 3,026,794 | 1,513,397 | 0 | *3.0%* | *4.8%* | 151,339,710 | 177,726 | 1,351,535 | 152,868,971 |
| 41 | 2038/ 39 | 155,879,902 | 3,117,598 | 1,558,799 | 0 | *3.0%* | *4.7%* | 155,879,902 | 177,726 | 1,351,535 | 157,409,163 |
| 42 | 2039/ 40 | 160,556,299 | 3,211,126 | 1,605,563 | 0 | *3.0%* | *4.7%* | 160,556,299 | 177,726 | 1,351,535 | 162,085,560 |
| 43 | 2040/ 41 | 165,372,988 | 3,307,460 | 1,653,730 | 0 | *3.0%* | *4.6%* | 165,372,988 | 177,726 | 1,351,535 | 166,902,249 |
| 44 | 2041/ 42 | 170,334,177 | 3,406,684 | 1,703,342 | 0 | *3.0%* | *4.6%* | 170,334,177 | 177,726 | 1,351,535 | 171,863,438 |
| 45 | 2042/ 43 | 175,444,203 | 3,508,884 | 1,754,442 | 0 | *3.0%* | *4.5%* | 175,444,203 | 177,726 | 1,351,535 | 176,973,464 |
| 46 | 2043/ 44 | 180,707,529 | 3,614,151 | 1,807,075 | 0 | *3.0%* | *4.5%* | 180,707,529 | 177,726 | 1,351,535 | 182,236,790 |
| Subtotal: Pre-$400M | | | | | 0 | | | | | | |
| Subtotal: Post-$400M | | | | | 35,960,928 | | | | | | |
| **TOTAL** | | | | | **35,960,928** | | | | | | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2017/ 18 | | | | 8,558,725 | | | | | | |
| To: | 2027/ 28 | | | | 35,960,928 | | | | | | |
| To: | 2043/ 44 | | | | 35,960,928 | | | | | | |

**Assumptions:**
Annual Inflationary Adjustment: 2% of Secured AV
Reassessed Property Assessments: 1% of Secured AV
Development Per RTC Absorption Analysis

State Board Annual Increase: 0.0%
Unsecured AV Annual Increase: 0.0%

## Table E-6
## New Development Schedule
## Niles Added Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| | | Residential | | Commercial | | Industrial | | Total Assessed Value | |
|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| Year (N) | Fiscal Year | Units | Incremental Assessed Value ($336,000/unit) | Square Feet | Incremental Assessed Value ($140/SF) | Square Feet | Incremental Assessed Value ($0/SF) | Present Value | Future Dollars |
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 13 | 2010/ 11 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 14 | 2011/ 12 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 15 | 2012/ 13 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 16 | 2013/ 14 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 17 | 2014/ 15 | 15 | 5,040,000 | 4,000 | 560,000 | 0 | 0 | 5,600,000 | 6,491,935 |
| 18 | 2015/ 16 | | 0 | 4,000 | 560,000 | 0 | 0 | 560,000 | 668,669 |
| 19 | 2016/ 17 | | 0 | 4,000 | 560,000 | 0 | 0 | 560,000 | 688,729 |
| 20 | 2017/ 18 | | 0 | 4,000 | 560,000 | 0 | 0 | 560,000 | 709,391 |
| 21 | 2018/ 19 | 15 | 5,040,000 | 4,000 | 560,000 | 0 | 0 | 5,600,000 | 7,306,730 |
| 22 | 2019/ 20 | | 0 | 4,000 | 560,000 | 0 | 0 | 560,000 | 752,593 |
| 23 | 2020/ 21 | | 0 | 4,000 | 560,000 | 0 | 0 | 560,000 | 775,171 |
| 24 | 2021/ 22 | | 0 | 4,000 | 560,000 | 0 | 0 | 560,000 | 798,426 |
| 25 | 2022/ 23 | 15 | 5,040,000 | 4,000 | 560,000 | 0 | 0 | 5,600,000 | 8,223,789 |
| 26 | 2023/ 24 | | 0 | 4,000 | 560,000 | 0 | 0 | 560,000 | 847,050 |
| 27 | 2024/ 25 | | 0 | 2,800 | 392,000 | 0 | 0 | 392,000 | 610,723 |
| 28 | 2025/ 26 | 15 | 5,040,000 | | 0 | 0 | 0 | 5,040,000 | 8,087,720 |
| 29 | 2026/ 27 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 30 | 2027/ 28 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 31 | 2028/ 29 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 32 | 2029/ 30 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 33 | 2030/ 31 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 34 | 2031/ 32 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 35 | 2032/ 33 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 36 | 2033/ 34 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 37 | 2034/ 35 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 38 | 2035/ 36 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 39 | 2036/ 37 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 40 | 2037/ 38 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 41 | 2038/ 39 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 42 | 2039/ 40 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 43 | 2040/ 41 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 44 | 2041/ 42 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 45 | 2042/ 43 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 46 | 2043/ 44 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| **TOTAL** | | **60** | **20,160,000** | **42,800** | **5,992,000** | **0** | **0** | **26,152,000** | **35,960,928** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 15 | 5,040,000 | 16,000 | 2,240,000 | 0 | 0 | 7,280,000 | 8,558,725 |
| To: | 2027/ 28 | 60 | 20,160,000 | 42,800 | 5,992,000 | 0 | 0 | 26,152,000 | 35,960,928 |
| To: | 2043/ 44 | 60 | 20,160,000 | 42,800 | 5,992,000 | 0 | 0 | 26,152,000 | 35,960,928 |

Future value based on 2009/10 values escalated annually at: 3.0%
Source: City of Fremont TAZ growth model. (See Section E.4 in Chapter IV for methodology.)

**Table E-7A**
**Pass-Through Payments to Affected Taxing Entities**
**Niles Added Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Ohlone Comm. College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.67% | Levy: 19.71% | Levy: 0.14% | Levy: 2.40% | Levy: 2.23% | Levy: 3.58% | Levy: 18.74% | Levy: 0.55% |
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | 6,398 | 9,463 | 65 | 1,159 | 1,089 | 1,605 | 8,405 | 249 |
| 13 | 2010/ 11 | 6,760 | 10,456 | 72 | 1,280 | 1,202 | 1,780 | 9,320 | 276 |
| 14 | 2011/ 12 | 7,133 | 11,475 | 80 | 1,404 | 1,318 | 1,960 | 10,263 | 304 |
| 15 | 2012/ 13 | 7,518 | 12,522 | 87 | 1,532 | 1,437 | 2,145 | 11,234 | 333 |
| 16 | 2013/ 14 | 7,914 | 13,597 | 94 | 1,663 | 1,560 | 2,336 | 12,234 | 362 |
| 17 | 2014/ 15 | 10,227 | 17,230 | 120 | 2,106 | 1,970 | 2,997 | 15,695 | 465 |
| 18 | 2015/ 16 | 10,862 | 21,278 | 148 | 2,600 | 2,432 | 3,710 | 19,430 | 575 |
| 19 | 2016/ 17 | 11,557 | 23,133 | 162 | 2,826 | 2,642 | 4,043 | 21,175 | 627 |
| 20 | 2017/ 18 | 12,278 | 25,058 | 175 | 3,060 | 2,861 | 4,389 | 22,987 | 681 |
| 21 | 2018/ 19 | 14,957 | 29,605 | 207 | 3,614 | 3,375 | 5,219 | 27,331 | 809 |
| 22 | 2019/ 20 | 15,754 | 34,330 | 240 | 4,190 | 3,912 | 6,061 | 31,740 | 940 |
| 23 | 2020/ 21 | 16,620 | 36,631 | 257 | 4,470 | 4,172 | 6,476 | 33,916 | 1,004 |
| 24 | 2021/ 22 | 17,519 | 39,018 | 273 | 4,761 | 4,443 | 6,907 | 36,175 | 1,071 |
| 25 | 2022/ 23 | 20,623 | 44,369 | 311 | 5,412 | 5,047 | 7,884 | 41,290 | 1,223 |
| 26 | 2023/ 24 | 21,613 | 49,901 | 350 | 6,086 | 5,675 | 8,876 | 46,483 | 1,377 |
| 27 | 2024/ 25 | 22,606 | 52,636 | 370 | 6,419 | 5,985 | 9,371 | 49,074 | 1,453 |
| 28 | 2025/ 26 | 25,825 | 58,270 | 409 | 7,105 | 6,622 | 10,398 | 54,457 | 1,613 |
| 29 | 2026/ 27 | 26,722 | 63,820 | 448 | 7,781 | 7,251 | 11,395 | 59,678 | 1,767 |
| 30 | 2027/ 28 | 27,694 | 66,403 | 467 | 8,095 | 7,544 | 11,863 | 62,130 | 1,840 |
| 31 | 2028/ 29 | 28,696 | 69,064 | 486 | 8,419 | 7,845 | 12,346 | 64,655 | 1,915 |
| 32 | 2029/ 30 | 29,727 | 72,719 | 511 | 8,865 | 8,259 | 13,006 | 68,112 | 2,017 |
| 33 | 2030/ 31 | 30,789 | 76,482 | 538 | 9,323 | 8,685 | 13,686 | 71,674 | 2,123 |
| 34 | 2031/ 32 | 31,884 | 80,357 | 565 | 9,795 | 9,124 | 14,386 | 75,341 | 2,231 |
| 35 | 2032/ 33 | 33,010 | 84,346 | 593 | 10,281 | 9,576 | 15,107 | 79,119 | 2,343 |
| 36 | 2033/ 34 | 34,171 | 88,455 | 622 | 10,781 | 10,041 | 15,850 | 83,010 | 2,459 |
| 37 | 2034/ 35 | 35,367 | 92,685 | 652 | 11,296 | 10,520 | 16,616 | 87,018 | 2,577 |
| 38 | 2035/ 36 | 36,598 | 97,042 | 683 | 11,827 | 11,014 | 17,404 | 91,146 | 2,699 |
| 39 | 2036/ 37 | 37,867 | 101,528 | 715 | 12,373 | 11,521 | 18,216 | 95,398 | 2,825 |
| 40 | 2037/ 38 | 39,173 | 106,147 | 747 | 12,935 | 12,045 | 19,052 | 99,777 | 2,955 |
| 41 | 2038/ 39 | 40,519 | 110,905 | 781 | 13,515 | 12,583 | 19,913 | 104,287 | 3,089 |
| 42 | 2039/ 40 | 41,905 | 115,804 | 815 | 14,111 | 13,138 | 20,800 | 108,933 | 3,226 |
| 43 | 2040/ 41 | 43,333 | 120,849 | 851 | 14,726 | 13,709 | 21,714 | 113,719 | 3,368 |
| 44 | 2041/ 42 | 44,803 | 126,045 | 888 | 15,358 | 14,297 | 22,655 | 118,647 | 3,514 |
| 45 | 2042/ 43 | 46,318 | 131,396 | 925 | 16,010 | 14,903 | 23,625 | 123,724 | 3,664 |
| 46 | 2043/ 44 | 47,878 | 136,907 | 964 | 16,681 | 15,527 | 24,623 | 128,953 | 3,819 |
| Subtotal: Pre-$400M | | 20,291 | 31,394 | 217 | 3,843 | 3,609 | 5,344 | 27,989 | 829 |
| Subtotal: Post-$400M | | 872,325 | 2,198,534 | 15,456 | 268,015 | 249,714 | 393,070 | 2,058,541 | 60,968 |
| **TOTAL** | | **892,615** | **2,229,928** | **15,673** | **271,858** | **253,322** | **398,415** | **2,086,529** | **61,797** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 80,645 | 144,211 | 1,004 | 17,630 | 16,511 | 24,965 | 130,742 | 3,872 |
| To: | 2027/ 28 | 290,578 | 619,196 | 4,338 | 75,562 | 70,536 | 109,415 | 573,016 | 16,971 |
| To: | 2043/ 44 | 892,615 | 2,229,928 | 15,673 | 271,858 | 253,322 | 398,415 | 2,086,529 | 61,797 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

## Table E-7B
## Pass-Through Payments to Affected Taxing Entities
## Niles Added Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmnt. Levy: 0.23% | (10) Mosquito Abatement District Levy: 0.10% | (11) A.C. Transit District No.2 Levy: 3.51% | (12) Bay Area Rapid Transit District Levy: 0.68% | (13) East Bay Regional Park Levy: 3.26% | (14) Alameda County Water Levy: 0.91% | (15) ERAF[A] Levy: 29.28% | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | 104 | 45 | 1,576 | 306 | 1,464 | 426 | 12,106 | 44,460 |
| 13 | 2010/ 11 | 116 | 50 | 1,748 | 340 | 1,624 | 472 | 13,408 | 48,902 |
| 14 | 2011/ 12 | 127 | 55 | 1,925 | 374 | 1,788 | 518 | 14,753 | 53,476 |
| 15 | 2012/ 13 | 139 | 60 | 2,107 | 409 | 1,957 | 566 | 16,142 | 58,187 |
| 16 | 2013/ 14 | 152 | 65 | 2,294 | 446 | 2,131 | 615 | 17,576 | 63,039 |
| 17 | 2014/ 15 | 195 | 82 | 2,943 | 572 | 2,734 | 783 | 22,895 | 81,014 |
| 18 | 2015/ 16 | 241 | 102 | 3,644 | 708 | 3,385 | 968 | 28,002 | 98,085 |
| 19 | 2016/ 17 | 263 | 111 | 3,971 | 771 | 3,689 | 1,054 | 30,535 | 106,558 |
| 20 | 2017/ 18 | 285 | 120 | 4,311 | 838 | 4,005 | 1,142 | 33,168 | 115,358 |
| 21 | 2018/ 19 | 339 | 142 | 5,126 | 996 | 4,762 | 1,353 | 39,806 | 137,640 |
| 22 | 2019/ 20 | 394 | 165 | 5,952 | 1,156 | 5,530 | 1,569 | 45,916 | 157,849 |
| 23 | 2020/ 21 | 421 | 176 | 6,361 | 1,236 | 5,909 | 1,675 | 49,092 | 168,417 |
| 24 | 2021/ 22 | 449 | 188 | 6,784 | 1,318 | 6,302 | 1,785 | 52,389 | 179,384 |
| 25 | 2022/ 23 | 512 | 214 | 7,744 | 1,504 | 7,194 | 2,033 | 60,198 | 205,559 |
| 26 | 2023/ 24 | 577 | 241 | 8,717 | 1,694 | 8,098 | 2,287 | 67,453 | 229,428 |
| 27 | 2024/ 25 | 609 | 254 | 9,203 | 1,788 | 8,550 | 2,414 | 71,231 | 241,962 |
| 28 | 2025/ 26 | 676 | 281 | 10,213 | 1,984 | 9,488 | 2,674 | 79,433 | 269,448 |
| 29 | 2026/ 27 | 740 | 308 | 11,192 | 2,174 | 10,397 | 2,930 | 86,718 | 293,323 |
| 30 | 2027/ 28 | 771 | 321 | 11,652 | 2,264 | 10,824 | 3,049 | 90,306 | 305,224 |
| 31 | 2028/ 29 | 802 | 334 | 12,126 | 2,356 | 11,264 | 3,172 | 94,002 | 317,481 |
| 32 | 2029/ 30 | 845 | 351 | 12,774 | 2,482 | 11,867 | 3,340 | 98,963 | 333,838 |
| 33 | 2030/ 31 | 889 | 370 | 13,442 | 2,611 | 12,487 | 3,514 | 104,074 | 350,686 |
| 34 | 2031/ 32 | 935 | 388 | 14,130 | 2,745 | 13,126 | 3,692 | 109,340 | 368,039 |
| 35 | 2032/ 33 | 982 | 408 | 14,838 | 2,883 | 13,784 | 3,876 | 114,766 | 385,913 |
| 36 | 2033/ 34 | 1,030 | 428 | 15,568 | 3,024 | 14,462 | 4,066 | 120,355 | 404,322 |
| 37 | 2034/ 35 | 1,080 | 448 | 16,319 | 3,170 | 15,161 | 4,261 | 126,113 | 423,284 |
| 38 | 2035/ 36 | 1,131 | 469 | 17,094 | 3,321 | 15,880 | 4,462 | 132,046 | 442,814 |
| 39 | 2036/ 37 | 1,184 | 491 | 17,891 | 3,476 | 16,620 | 4,669 | 138,157 | 462,930 |
| 40 | 2037/ 38 | 1,238 | 513 | 18,712 | 3,635 | 17,383 | 4,882 | 144,454 | 483,650 |
| 41 | 2038/ 39 | 1,294 | 537 | 19,558 | 3,800 | 18,169 | 5,101 | 150,940 | 504,990 |
| 42 | 2039/ 40 | 1,352 | 560 | 20,430 | 3,969 | 18,979 | 5,328 | 157,621 | 526,971 |
| 43 | 2040/ 41 | 1,411 | 585 | 21,327 | 4,143 | 19,812 | 5,560 | 164,504 | 549,611 |
| 44 | 2041/ 42 | 1,472 | 610 | 22,251 | 4,323 | 20,671 | 5,800 | 171,595 | 572,930 |
| 45 | 2042/ 43 | 1,535 | 636 | 23,203 | 4,508 | 21,556 | 6,047 | 178,899 | 596,949 |
| 46 | 2043/ 44 | 1,600 | 663 | 24,184 | 4,698 | 22,467 | 6,301 | 186,424 | 621,688 |
| Subtotal: Pre-$400M | | 347 | 149 | 5,249 | 1,020 | 4,876 | 1,416 | 40,266 | 146,839 |
| Subtotal: Post-$400M | | 25,540 | 10,619 | 386,061 | 75,002 | 358,645 | 100,970 | 2,983,113 | 10,056,573 |
| **TOTAL** | | **25,887** | **10,768** | **391,310** | **76,022** | **363,522** | **102,386** | **3,023,379** | **10,203,412** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 1,622 | 689 | 24,519 | 4,764 | 22,778 | 6,545 | 188,583 | 669,079 |
| To: | 2027/ 28 | 7,109 | 2,978 | 107,464 | 20,878 | 99,833 | 28,314 | 831,125 | 2,857,313 |
| To: | 2043/ 44 | 25,887 | 10,768 | 391,310 | 76,022 | 363,522 | 102,386 | 3,023,379 | 10,203,412 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table E-8A**
**Pass-Through Payments to Affected Taxing Entities**
**Niles Added Area (Portion of Merged Project Area)**
**(In Present Value Dollars)**

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Ohlone Comm. College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.67% | Levy: 19.71% | Levy: 0.14% | Levy: 2.40% | Levy: 2.23% | Levy: 3.58% | Levy: 18.74% | Levy: 0.55% |
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | 6,398 | 9,463 | 65 | 1,159 | 1,089 | 1,605 | 8,405 | 249 |
| 13 | 2010/ 11 | 6,377 | 9,864 | 68 | 1,208 | 1,134 | 1,679 | 8,793 | 260 |
| 14 | 2011/ 12 | 6,349 | 10,213 | 71 | 1,250 | 1,173 | 1,744 | 9,134 | 271 |
| 15 | 2012/ 13 | 6,312 | 10,513 | 73 | 1,286 | 1,207 | 1,801 | 9,432 | 279 |
| 16 | 2013/ 14 | 6,268 | 10,770 | 75 | 1,318 | 1,235 | 1,850 | 9,690 | 287 |
| 17 | 2014/ 15 | 7,642 | 12,875 | 90 | 1,573 | 1,472 | 2,239 | 11,728 | 347 |
| 18 | 2015/ 16 | 7,657 | 15,000 | 105 | 1,833 | 1,714 | 2,615 | 13,697 | 406 |
| 19 | 2016/ 17 | 7,686 | 15,385 | 107 | 1,879 | 1,757 | 2,689 | 14,082 | 417 |
| 20 | 2017/ 18 | 7,703 | 15,722 | 110 | 1,920 | 1,795 | 2,754 | 14,422 | 427 |
| 21 | 2018/ 19 | 8,853 | 17,523 | 123 | 2,139 | 1,997 | 3,089 | 16,177 | 479 |
| 22 | 2019/ 20 | 8,797 | 19,170 | 134 | 2,340 | 2,184 | 3,384 | 17,723 | 525 |
| 23 | 2020/ 21 | 8,755 | 19,297 | 135 | 2,355 | 2,198 | 3,412 | 17,867 | 529 |
| 24 | 2021/ 22 | 8,706 | 19,391 | 136 | 2,366 | 2,208 | 3,433 | 17,978 | 532 |
| 25 | 2022/ 23 | 9,669 | 20,802 | 146 | 2,537 | 2,366 | 3,696 | 19,358 | 573 |
| 26 | 2023/ 24 | 9,559 | 22,071 | 155 | 2,692 | 2,510 | 3,926 | 20,559 | 609 |
| 27 | 2024/ 25 | 9,433 | 21,963 | 154 | 2,678 | 2,497 | 3,910 | 20,477 | 606 |
| 28 | 2025/ 26 | 10,166 | 22,938 | 161 | 2,797 | 2,607 | 4,093 | 21,437 | 635 |
| 29 | 2026/ 27 | 9,924 | 23,700 | 167 | 2,890 | 2,693 | 4,232 | 22,162 | 656 |
| 30 | 2027/ 28 | 9,703 | 23,264 | 164 | 2,836 | 2,643 | 4,156 | 21,767 | 645 |
| 31 | 2028/ 29 | 9,484 | 22,827 | 160 | 2,783 | 2,593 | 4,080 | 21,369 | 633 |
| 32 | 2029/ 30 | 9,269 | 22,674 | 159 | 2,764 | 2,575 | 4,055 | 21,238 | 629 |
| 33 | 2030/ 31 | 9,057 | 22,498 | 158 | 2,742 | 2,555 | 4,026 | 21,083 | 624 |
| 34 | 2031/ 32 | 8,848 | 22,299 | 157 | 2,718 | 2,532 | 3,992 | 20,908 | 619 |
| 35 | 2032/ 33 | 8,642 | 22,082 | 155 | 2,691 | 2,507 | 3,955 | 20,713 | 613 |
| 36 | 2033/ 34 | 8,440 | 21,846 | 154 | 2,663 | 2,480 | 3,915 | 20,502 | 607 |
| 37 | 2034/ 35 | 8,240 | 21,596 | 152 | 2,632 | 2,451 | 3,871 | 20,275 | 600 |
| 38 | 2035/ 36 | 8,045 | 21,331 | 150 | 2,600 | 2,421 | 3,826 | 20,035 | 593 |
| 39 | 2036/ 37 | 7,852 | 21,054 | 148 | 2,566 | 2,389 | 3,777 | 19,782 | 586 |
| 40 | 2037/ 38 | 7,663 | 20,766 | 146 | 2,531 | 2,356 | 3,727 | 19,519 | 578 |
| 41 | 2038/ 39 | 7,478 | 20,468 | 144 | 2,494 | 2,322 | 3,675 | 19,247 | 570 |
| 42 | 2039/ 40 | 7,296 | 20,163 | 142 | 2,457 | 2,287 | 3,622 | 18,966 | 562 |
| 43 | 2040/ 41 | 7,118 | 19,850 | 140 | 2,419 | 2,252 | 3,567 | 18,679 | 553 |
| 44 | 2041/ 42 | 6,943 | 19,532 | 138 | 2,380 | 2,215 | 3,511 | 18,385 | 545 |
| 45 | 2042/ 43 | 6,771 | 19,208 | 135 | 2,340 | 2,179 | 3,454 | 18,087 | 536 |
| 46 | 2043/ 44 | 6,603 | 18,881 | 133 | 2,300 | 2,141 | 3,396 | 17,784 | 527 |
| Subtotal: Pre-$400M | | 19,123 | 29,539 | 205 | 3,617 | 3,396 | 5,028 | 26,332 | 780 |
| Subtotal: Post-$400M | | 264,582 | 627,458 | 4,406 | 76,519 | 71,340 | 111,728 | 585,130 | 17,330 |
| **TOTAL** | | **283,705** | **656,998** | **4,610** | **80,135** | **74,736** | **116,756** | **611,462** | **18,110** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 62,392 | 109,805 | 764 | 13,426 | 12,577 | 18,977 | 99,384 | 2,943 |
| To: | 2027/ 28 | 155,956 | 319,924 | 2,238 | 39,055 | 36,480 | 56,308 | 294,890 | 8,734 |
| To: | 2043/ 44 | 283,705 | 656,998 | 4,610 | 80,135 | 74,736 | 116,756 | 611,462 | 18,110 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

Present value discounted to 2009/10 at: 6.0%

## Table E-8B
## Pass-Through Payments to Affected Taxing Entities
## Niles Added Area (Portion of Merged Project Area)
## (In Present Value Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmnt. | (10) Mosquito Abatement District | (11) A.C. Transit District No.2 | (12) Bay Area Rapid Transit District | (13) East Bay Regional Park | (14) Alameda County Water | (15) ERAF[A] | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 0.23% | Levy: 0.10% | Levy: 3.51% | Levy: 0.68% | Levy: 3.26% | Levy: 0.91% | Levy: 29.28% | |
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | 104 | 45 | 1,576 | 306 | 1,464 | 426 | 12,106 | 44,460 |
| 13 | 2010/ 11 | 109 | 47 | 1,649 | 320 | 1,532 | 445 | 12,649 | 46,134 |
| 14 | 2011/ 12 | 113 | 49 | 1,713 | 333 | 1,591 | 461 | 13,130 | 47,594 |
| 15 | 2012/ 13 | 117 | 50 | 1,769 | 344 | 1,643 | 475 | 13,553 | 48,855 |
| 16 | 2013/ 14 | 120 | 51 | 1,817 | 353 | 1,688 | 487 | 13,922 | 49,933 |
| 17 | 2014/ 15 | 146 | 62 | 2,199 | 427 | 2,043 | 585 | 17,109 | 60,538 |
| 18 | 2015/ 16 | 170 | 72 | 2,569 | 499 | 2,386 | 683 | 19,740 | 69,146 |
| 19 | 2016/ 17 | 175 | 74 | 2,641 | 513 | 2,453 | 701 | 20,307 | 70,867 |
| 20 | 2017/ 18 | 179 | 75 | 2,705 | 525 | 2,513 | 717 | 20,810 | 72,377 |
| 21 | 2018/ 19 | 201 | 84 | 3,034 | 589 | 2,818 | 801 | 23,561 | 81,469 |
| 22 | 2019/ 20 | 220 | 92 | 3,324 | 646 | 3,088 | 876 | 25,639 | 88,142 |
| 23 | 2020/ 21 | 222 | 93 | 3,351 | 651 | 3,113 | 883 | 25,861 | 88,720 |
| 24 | 2021/ 22 | 223 | 93 | 3,372 | 655 | 3,132 | 887 | 26,036 | 89,148 |
| 25 | 2022/ 23 | 240 | 100 | 3,630 | 705 | 3,373 | 953 | 28,223 | 96,374 |
| 26 | 2023/ 24 | 255 | 106 | 3,856 | 749 | 3,582 | 1,012 | 29,834 | 101,476 |
| 27 | 2024/ 25 | 254 | 106 | 3,840 | 746 | 3,568 | 1,007 | 29,722 | 100,962 |
| 28 | 2025/ 26 | 266 | 111 | 4,020 | 781 | 3,735 | 1,053 | 31,269 | 106,067 |
| 29 | 2026/ 27 | 275 | 114 | 4,156 | 807 | 3,861 | 1,088 | 32,204 | 108,930 |
| 30 | 2027/ 28 | 270 | 112 | 4,082 | 793 | 3,792 | 1,068 | 31,638 | 106,933 |
| 31 | 2028/ 29 | 265 | 110 | 4,008 | 779 | 3,723 | 1,048 | 31,069 | 104,932 |
| 32 | 2029/ 30 | 263 | 110 | 3,983 | 774 | 3,700 | 1,041 | 30,857 | 104,092 |
| 33 | 2030/ 31 | 262 | 109 | 3,954 | 768 | 3,673 | 1,034 | 30,614 | 103,156 |
| 34 | 2031/ 32 | 259 | 108 | 3,921 | 762 | 3,643 | 1,025 | 30,342 | 102,133 |
| 35 | 2032/ 33 | 257 | 107 | 3,885 | 755 | 3,609 | 1,015 | 30,045 | 101,031 |
| 36 | 2033/ 34 | 254 | 106 | 3,845 | 747 | 3,572 | 1,004 | 29,725 | 99,859 |
| 37 | 2034/ 35 | 252 | 104 | 3,802 | 739 | 3,532 | 993 | 29,384 | 98,625 |
| 38 | 2035/ 36 | 249 | 103 | 3,757 | 730 | 3,491 | 981 | 29,025 | 97,335 |
| 39 | 2036/ 37 | 245 | 102 | 3,710 | 721 | 3,447 | 968 | 28,649 | 95,997 |
| 40 | 2037/ 38 | 242 | 100 | 3,661 | 711 | 3,401 | 955 | 28,259 | 94,616 |
| 41 | 2038/ 39 | 239 | 99 | 3,610 | 701 | 3,353 | 942 | 27,857 | 93,199 |
| 42 | 2039/ 40 | 235 | 98 | 3,557 | 691 | 3,304 | 928 | 27,443 | 91,751 |
| 43 | 2040/ 41 | 232 | 96 | 3,503 | 681 | 3,254 | 913 | 27,021 | 90,276 |
| 44 | 2041/ 42 | 228 | 95 | 3,448 | 670 | 3,203 | 899 | 26,590 | 88,780 |
| 45 | 2042/ 43 | 224 | 93 | 3,392 | 659 | 3,151 | 884 | 26,153 | 87,266 |
| 46 | 2043/ 44 | 221 | 91 | 3,335 | 648 | 3,098 | 869 | 25,710 | 85,738 |
| Subtotal: Pre-$400M | | 327 | 140 | 4,938 | 959 | 4,588 | 1,333 | 37,884 | 138,188 |
| Subtotal: Post-$400M | | 7,260 | 3,026 | 109,736 | 21,319 | 101,943 | 28,773 | 848,173 | 2,878,724 |
| **TOTAL** | | **7,586** | **3,167** | **114,674** | **22,278** | **106,531** | **30,106** | **886,057** | **3,016,912** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 1,233 | 524 | 18,639 | 3,621 | 17,315 | 4,981 | 143,325 | 509,904 |
| To: | 2027/ 28 | 3,659 | 1,537 | 55,304 | 10,744 | 51,377 | 14,608 | 427,312 | 1,478,126 |
| To: | 2043/ 44 | 7,586 | 3,167 | 114,674 | 22,278 | 106,531 | 30,106 | 886,057 | 3,016,912 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table F-1**
**Projected Tax Increment**
***From FY2009/10 Through End of Project***
**Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**

| | Original Area | Added Area | Total Project Area | | |
|---|---|---|---|---|---|
| | | | Total | Pre-$400 Cap | Post-$400 Cap |
| **Future Value Dollars** | | | | | |
| **Tax Increment (TI) to Agency** | | | | | |
| Gross Tax Increment | $62,188,187 | $72,268,502 | $134,456,689 | $14,737,016 | $119,719,672 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 684,070 | 794,954 | 1,479,024 | 162,107 | 1,316,916 |
| Tax Increment to Agency | 61,504,117 | 71,473,548 | 132,977,665 | 14,574,909 | 118,402,756 |
| **TI Available to Agency After Obligations** | | | | | |
| Tax Increment to Agency | 61,504,117 | 71,473,548 | 132,977,665 | 14,574,909 | 118,402,756 |
| Less: Pass-Throughs to Taxing Entities | 14,922,363 | 19,235,714 | 34,158,077 | 2,883,208 | 31,274,868 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 46,581,754 | 52,237,834 | 98,819,589 | 11,691,701 | 87,127,888 |
| **Projected Use of TI Funds** | | | | | |
| Agency Administration (Non-Hsg) | 3,296,703 | 2,889,467 | 6,186,169 | 812,059 | 5,374,111 |
| TI Available for Housing Programs | 12,437,637 | 14,453,700 | 26,891,338 | 2,947,403 | 23,943,934 |
| TI Available for Non-Housing Projects | 30,847,414 | 34,894,667 | 65,742,081 | 7,932,239 | 57,809,842 |
| Total TI Funds Used by Agency | 46,581,754 | 52,237,834 | 98,819,589 | 11,691,701 | 87,127,888 |
| *Subtotal, TI for Housing & Projects* | *43,285,052* | *49,348,368* | *92,633,419* | *10,879,642* | *81,753,777* |
| **Present Value Dollars** | | | | | |
| **Tax Increment (TI) to Agency** | | | | | |
| Gross Tax Increment | 38,663,913 | 43,363,153 | 82,027,066 | 13,898,561 | 68,128,506 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 425,303 | 476,995 | 902,298 | 152,884 | 749,414 |
| Tax Increment to Agency | 38,238,610 | 42,886,158 | 81,124,769 | 13,745,676 | 67,379,092 |
| **TI Available to Agency After Obligations** | | | | | |
| Tax Increment to Agency | 38,238,610 | 42,886,158 | 81,124,769 | 13,745,676 | 67,379,092 |
| Less: Pass-Throughs to Taxing Entities | 8,876,008 | 11,264,111 | 20,140,118 | 2,716,011 | 17,424,107 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 29,362,602 | 31,622,048 | 60,984,650 | 11,029,665 | 49,954,985 |
| **Projected Use of TI Funds** | | | | | |
| Agency Administration (Non-Hsg) | 2,066,965 | 1,811,636 | 3,878,601 | 765,508 | 3,113,093 |
| TI Available for Housing Programs | 7,732,783 | 8,672,631 | 16,405,413 | 2,779,712 | 13,625,701 |
| TI Available for Non-Housing Projects | 19,562,855 | 21,137,781 | 40,700,636 | 7,484,445 | 33,216,191 |
| Total TI Funds Used by Agency | 29,362,602 | 31,622,048 | 60,984,650 | 11,029,665 | 49,954,985 |
| *Subtotal, TI for Housing & Projects* | *27,295,637* | *29,810,411* | *57,106,049* | *10,264,157* | *46,841,892* |

**Table F-2**
**Tax Increment Projections**
**Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Basic Tax Revenues* | (2) County Admin Fee | (3) Tax Increment to Agency | (4) Pass-Through Payments | (5) Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| 1 | 2009/ 10 | 4,731,177 | 52,043 | 4,679,134 | 896,691 | 257,592 | 946,235 | 946,235 | 2,578,615 | 2,578,615 |
| 2 | 2010/ 11 | 4,910,545 | 54,016 | 4,856,529 | 961,180 | 270,472 | 982,109 | 1,928,344 | 2,642,768 | 5,221,384 |
| 3 | 2011/ 12 | 5,095,294 | 56,048 | 5,039,246 | 1,025,337 | 283,995 | 1,019,059 | 2,947,403 | 2,710,855 | 7,932,239 |
| 4 | 2012/ 13 | 5,565,237 | 61,218 | 5,504,019 | 1,095,612 | 298,195 | 1,113,047 | 4,060,451 | 2,997,165 | 10,929,404 |
| 5 | 2013/ 14 | 6,052,074 | 66,573 | 5,985,501 | 1,321,230 | 313,105 | 1,210,415 | 5,270,865 | 3,140,751 | 14,070,155 |
| 6 | 2014/ 15 | 6,561,990 | 72,182 | 6,489,808 | 1,499,881 | 328,760 | 1,312,398 | 6,583,263 | 3,348,769 | 17,418,924 |
| 7 | 2015/ 16 | 7,095,930 | 78,055 | 7,017,875 | 1,636,236 | 345,198 | 1,419,186 | 8,002,449 | 3,617,255 | 21,036,179 |
| 8 | 2016/ 17 | 7,654,879 | 84,204 | 7,570,675 | 1,884,746 | 362,458 | 1,530,976 | 9,533,425 | 3,792,496 | 24,828,675 |
| 9 | 2017/ 18 | 8,239,855 | 90,638 | 8,149,216 | 2,089,663 | 380,581 | 1,647,971 | 11,181,396 | 4,031,002 | 28,859,677 |
| 10 | 2018/ 19 | 8,851,917 | 97,371 | 8,754,546 | 2,236,931 | 399,610 | 1,770,383 | 12,951,779 | 4,347,622 | 33,207,299 |
| 11 | 2019/ 20 | 9,492,164 | 104,414 | 9,387,750 | 2,530,521 | 419,590 | 1,898,433 | 14,850,212 | 4,539,206 | 37,746,506 |
| 12 | 2020/ 21 | 10,161,736 | 111,779 | 10,049,957 | 2,779,105 | 440,570 | 2,032,347 | 16,882,560 | 4,797,936 | 42,544,441 |
| 13 | 2021/ 22 | 10,861,817 | 119,480 | 10,742,337 | 2,965,450 | 462,598 | 2,172,363 | 19,054,923 | 5,141,926 | 47,686,367 |
| 14 | 2022/ 23 | 11,593,634 | 127,530 | 11,466,104 | 3,351,890 | 485,728 | 2,318,727 | 21,373,650 | 5,309,759 | 52,996,126 |
| 15 | 2023/ 24 | 12,358,461 | 135,943 | 12,222,518 | 3,636,331 | 510,014 | 2,471,692 | 23,845,342 | 5,604,480 | 58,600,606 |
| 16 | 2024/ 25 | 13,025,131 | 143,276 | 12,881,855 | 3,906,810 | 535,515 | 2,605,026 | 26,450,368 | 5,834,504 | 64,435,110 |
| 17 | 2025/ 26 | 2,204,848 | 24,253 | 2,180,595 | 340,464 | 92,190 | 440,970 | 26,891,338 | 1,306,972 | 65,742,081 |
| 18 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 19 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 20 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 21 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 22 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 23 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 24 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 25 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 26 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 27 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 28 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 29 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 30 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 31 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 32 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 33 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 34 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| 35 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 26,891,338 | 0 | 65,742,081 |
| Subtotal: Pre-$400 | | 14,737,016 | 162,107 | 14,574,909 | 2,883,208 | 812,059 | 2,947,403 | | 7,932,239 | |
| Subtotal: Post-$400 | | 119,719,672 | 1,316,916 | 118,402,756 | 31,274,868 | 5,374,111 | 23,943,934 | | 57,809,842 | |
| **TOTAL** | | **134,456,689** | **1,479,024** | **132,977,665** | **34,158,077** | **6,186,169** | **26,891,338** | | **65,742,081** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2018/ 19 | 64,758,897 | 712,348 | 64,046,550 | 14,647,507 | 3,239,964 | 12,951,779 | | 33,207,299 | |
| To: | 2028/ 29 | 134,456,689 | 1,479,024 | 132,977,665 | 34,158,077 | 6,186,169 | 26,891,338 | | 65,742,081 | |
| To: | 2043/ 44 | 134,456,689 | 1,479,024 | 132,977,665 | 34,158,077 | 6,186,169 | 26,891,338 | | 65,742,081 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Table F-3**
**Tax Increment Projections**
**Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**
**(In Present Value Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Basic Tax Revenues* | (2) County Admin Fee | (3) Tax Increment to Agency | (4) Pass-Through Payments | (5) Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| 1 | 2009/ 10 | 4,731,177 | 52,043 | 4,679,134 | 896,691 | 257,592 | 946,235 | 946,235 | 2,578,615 | 2,578,615 |
| 2 | 2010/ 11 | 4,632,590 | 50,958 | 4,581,631 | 906,774 | 255,162 | 926,518 | 1,872,753 | 2,493,178 | 5,071,793 |
| 3 | 2011/ 12 | 4,534,794 | 49,883 | 4,484,911 | 912,546 | 252,755 | 906,959 | 2,779,712 | 2,412,652 | 7,484,445 |
| 4 | 2012/ 13 | 4,672,680 | 51,399 | 4,621,281 | 919,897 | 250,370 | 934,536 | 3,714,248 | 2,516,477 | 10,000,922 |
| 5 | 2013/ 14 | 4,793,809 | 52,732 | 4,741,077 | 1,046,538 | 248,008 | 958,762 | 4,673,010 | 2,487,769 | 12,488,691 |
| 6 | 2014/ 15 | 4,903,500 | 53,939 | 4,849,562 | 1,120,798 | 245,669 | 980,700 | 5,653,710 | 2,502,395 | 14,991,086 |
| 7 | 2015/ 16 | 5,002,351 | 55,026 | 4,947,325 | 1,153,482 | 243,351 | 1,000,470 | 6,654,180 | 2,550,022 | 17,541,108 |
| 8 | 2016/ 17 | 5,090,932 | 56,000 | 5,034,931 | 1,253,463 | 241,055 | 1,018,186 | 7,672,367 | 2,522,226 | 20,063,335 |
| 9 | 2017/ 18 | 5,169,787 | 56,868 | 5,112,919 | 1,311,080 | 238,781 | 1,033,957 | 8,706,324 | 2,529,101 | 22,592,435 |
| 10 | 2018/ 19 | 5,239,436 | 57,634 | 5,181,802 | 1,324,036 | 236,528 | 1,047,887 | 9,754,211 | 2,573,351 | 25,165,786 |
| 11 | 2019/ 20 | 5,300,375 | 58,304 | 5,242,071 | 1,413,030 | 234,297 | 1,060,075 | 10,814,286 | 2,534,669 | 27,700,455 |
| 12 | 2020/ 21 | 5,353,076 | 58,884 | 5,294,192 | 1,463,998 | 232,087 | 1,070,615 | 11,884,901 | 2,527,493 | 30,227,948 |
| 13 | 2021/ 22 | 5,397,990 | 59,378 | 5,338,612 | 1,473,738 | 229,897 | 1,079,598 | 12,964,499 | 2,555,380 | 32,783,327 |
| 14 | 2022/ 23 | 5,435,548 | 59,791 | 5,375,757 | 1,571,497 | 227,728 | 1,087,110 | 14,051,609 | 2,489,422 | 35,272,749 |
| 15 | 2023/ 24 | 5,466,159 | 60,128 | 5,406,032 | 1,608,353 | 225,580 | 1,093,232 | 15,144,841 | 2,478,867 | 37,751,617 |
| 16 | 2024/ 25 | 5,434,932 | 59,784 | 5,375,148 | 1,630,175 | 223,452 | 1,086,986 | 16,231,827 | 2,434,535 | 40,186,151 |
| 17 | 2025/ 26 | 867,930 | 9,547 | 858,383 | 134,022 | 36,290 | 173,586 | 16,405,413 | 514,485 | 40,700,636 |
| 18 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 19 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 20 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 21 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 22 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 23 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 24 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 25 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 26 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 27 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 28 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 29 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 30 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 31 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 32 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 33 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 34 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| 35 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 16,405,413 | 0 | 40,700,636 |
| Subtotal: Pre-$400 | | 13,898,561 | 152,884 | 13,745,676 | 2,716,011 | 765,508 | 2,779,712 | | 7,484,445 | |
| Subtotal: Post-$400 | | 68,128,506 | 749,414 | 67,379,092 | 17,424,107 | 3,113,093 | 13,625,701 | | 33,216,191 | |
| **TOTAL** | | **82,027,066** | **902,298** | **81,124,769** | **20,140,118** | **3,878,601** | **16,405,413** | | **40,700,636** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2018/ 19 | 48,771,056 | 536,482 | 48,234,574 | 10,845,306 | 2,469,271 | 9,754,211 | | 25,165,786 | |
| To: | 2028/ 29 | 82,027,066 | 902,298 | 81,124,769 | 20,140,118 | 3,878,601 | 16,405,413 | | 40,700,636 | |
| To: | 2043/ 44 | 82,027,066 | 902,298 | 81,124,769 | 20,140,118 | 3,878,601 | 16,405,413 | | 40,700,636 | |

* Based on revenues frtom Basic Tax Increment (1.0%), exclusive of bond overrides.

Present value discount rate: 6.0%

**Table F-4**
**Tax Revenues**
**Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | First & Second Payments to Agency | | | Supplemental Payments | | Total Basic Tax Revenues | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Secured, State Board, Unsecured AV | (2) Increase in AV Over Base | (3) First & Second Payments | (4) Supplemental Secured Assessements | (5) Supplemental Secured Payments | (6) First & Second Payments | (7) Supplemental Secured Payments | (8) Unitary Payments | (9) Total Basic Tax Revenues |
| 1 | 2009/ 10 | 612,142,756 | 465,263,104 | 4,652,631 | 5,919,741 | 59,197 | 4,652,631 | 59,197 | 19,349 | 4,731,177 |
| 2 | 2010/ 11 | 629,901,980 | 483,022,328 | 4,830,223 | 6,097,334 | 60,973 | 4,830,223 | 60,973 | 19,349 | 4,910,545 |
| 3 | 2011/ 12 | 648,193,981 | 501,314,329 | 5,013,143 | 6,280,254 | 62,803 | 5,013,143 | 62,803 | 19,349 | 5,095,294 |
| 4 | 2012/ 13 | 667,034,741 | 520,155,089 | 5,201,551 | 34,433,731 | 344,337 | 5,201,551 | 344,337 | 19,349 | 5,565,237 |
| 5 | 2013/ 14 | 714,405,794 | 567,526,142 | 5,675,261 | 35,746,393 | 357,464 | 5,675,261 | 357,464 | 19,349 | 6,052,074 |
| 6 | 2014/ 15 | 764,036,931 | 617,157,279 | 6,171,573 | 37,106,825 | 371,068 | 6,171,573 | 371,068 | 19,349 | 6,561,990 |
| 7 | 2015/ 16 | 816,021,122 | 669,141,470 | 6,691,415 | 38,516,711 | 385,167 | 6,691,415 | 385,167 | 19,349 | 7,095,930 |
| 8 | 2016/ 17 | 870,454,884 | 723,575,232 | 7,235,752 | 39,977,795 | 399,778 | 7,235,752 | 399,778 | 19,349 | 7,654,879 |
| 9 | 2017/ 18 | 927,438,403 | 780,558,751 | 7,805,588 | 41,491,878 | 414,919 | 7,805,588 | 414,919 | 19,349 | 8,239,855 |
| 10 | 2018/ 19 | 987,075,677 | 840,196,025 | 8,401,960 | 43,060,826 | 430,608 | 8,401,960 | 430,608 | 19,349 | 8,851,917 |
| 11 | 2019/ 20 | 1,049,474,644 | 902,594,992 | 9,025,950 | 44,686,568 | 446,866 | 9,025,950 | 446,866 | 19,349 | 9,492,164 |
| 12 | 2020/ 21 | 1,114,747,332 | 967,867,680 | 9,678,677 | 46,371,100 | 463,711 | 9,678,677 | 463,711 | 19,349 | 10,161,736 |
| 13 | 2021/ 22 | 1,183,010,007 | 1,036,130,355 | 10,361,304 | 48,116,486 | 481,165 | 10,361,304 | 481,165 | 19,349 | 10,861,817 |
| 14 | 2022/ 23 | 1,254,383,321 | 1,107,503,669 | 11,075,037 | 49,924,862 | 499,249 | 11,075,037 | 499,249 | 19,349 | 11,593,634 |
| 15 | 2023/ 24 | 1,328,992,477 | 1,182,112,825 | 11,821,128 | 51,798,435 | 517,984 | 11,821,128 | 517,984 | 19,349 | 12,358,461 |
| 16 | 2024/ 25 | 1,406,967,389 | 1,260,087,737 | 12,600,877 | 40,490,535 | 404,905 | 12,600,877 | 404,905 | 19,349 | 13,025,131 |
| 17 | 2025/ 26 | 1,475,193,899 | 1,328,314,247 | 13,283,142 | 14,550,253 | 145,503 | 13,283,142 | 145,503 | 19,349 | 13,447,994 |
| 18 | 2026/ 27 | 1,518,844,657 | 1,371,965,005 | 13,719,650 | 14,986,760 | 149,868 | 13,719,650 | 149,868 | 19,349 | 13,888,866 |
| 19 | 2027/ 28 | 1,563,804,938 | 1,416,925,286 | 14,169,253 | 15,436,363 | 154,364 | 14,169,253 | 154,364 | 19,349 | 14,342,965 |
| 20 | 2028/ 29 | 1,610,114,027 | 1,463,234,375 | 8,629,434 | 15,899,454 | 98,460 | 8,629,434 | 98,460 | 1,323 | 8,729,217 |
| 21 | 2029/ 30 | 1,657,812,390 | 1,510,932,738 | 8,924,814 | 16,376,438 | 101,414 | 8,924,814 | 101,414 | 1,323 | 9,027,550 |
| 22 | 2030/ 31 | 1,706,941,703 | 1,560,062,051 | 9,229,055 | 16,867,731 | 104,456 | 9,229,055 | 104,456 | 1,323 | 9,334,834 |
| 23 | 2031/ 32 | 1,757,544,895 | 1,610,665,243 | 9,542,423 | 17,373,763 | 107,590 | 9,542,423 | 107,590 | 1,323 | 9,651,336 |
| 24 | 2032/ 33 | 1,809,666,183 | 1,662,786,531 | 9,865,192 | 17,894,976 | 110,817 | 9,865,192 | 110,817 | 1,323 | 9,977,333 |
| 25 | 2033/ 34 | 1,863,351,110 | 1,716,471,458 | 10,197,645 | 18,431,825 | 114,142 | 10,197,645 | 114,142 | 1,323 | 10,313,110 |
| 26 | 2034/ 35 | 1,918,646,585 | 1,771,766,933 | 10,540,070 | 18,984,780 | 117,566 | 10,540,070 | 117,566 | 1,323 | 10,658,960 |
| 27 | 2035/ 36 | 1,975,600,923 | 1,828,721,271 | 10,892,769 | 19,554,323 | 121,093 | 10,892,769 | 121,093 | 1,323 | 11,015,186 |
| 28 | 2036/ 37 | 2,034,263,892 | 1,887,384,240 | 11,256,049 | 20,140,953 | 124,726 | 11,256,049 | 124,726 | 1,323 | 11,382,098 |
| 29 | 2037/ 38 | 2,094,686,751 | 1,947,807,099 | 11,630,227 | 20,745,181 | 128,468 | 11,630,227 | 128,468 | 1,323 | 11,760,018 |
| 30 | 2038/ 39 | 2,156,922,294 | 2,010,042,642 | 12,015,630 | 21,367,537 | 132,322 | 12,015,630 | 132,322 | 1,323 | 12,149,275 |
| 31 | 2039/ 40 | 2,221,024,904 | 2,074,145,252 | 12,412,596 | 22,008,563 | 136,291 | 12,412,596 | 136,291 | 1,323 | 12,550,211 |
| 32 | 2040/ 41 | 2,287,050,593 | 2,140,170,941 | 12,821,470 | 22,668,820 | 140,380 | 12,821,470 | 140,380 | 1,323 | 12,963,174 |
| 33 | 2041/ 42 | 2,355,057,052 | 2,208,177,400 | 13,242,611 | 23,348,884 | 144,592 | 13,242,611 | 144,592 | 1,323 | 13,388,526 |
| 34 | 2042/ 43 | 2,425,103,705 | 2,278,224,053 | 13,676,386 | 24,049,351 | 148,929 | 13,676,386 | 148,929 | 1,323 | 13,826,639 |
| 35 | 2043/ 44 | 1,548,364,359 | 1,412,317,411 | 14,123,174 | 24,496,139 | 153,397 | 14,123,174 | 153,397 | 1,323 | 14,277,895 |
| Subtotal: Pre-$400 | | | | 14,495,998 | | 182,973 | 14,495,998 | 182,973 | 58,046 | 14,737,016 |
| Subtotal: Post-$400 | | | | 331,917,662 | | 7,951,599 | 331,917,662 | 7,951,599 | 330,747 | 340,200,009 |
| **TOTAL** | | | | **346,413,660** | | **8,134,572** | **346,413,660** | **8,134,572** | **388,793** | **354,937,025** |
| **Cumulative** | | | | | | | | | | |
| To: | 2018/ 19 | | | 61,679,097 | | 2,886,315 | 61,679,097 | 2,886,315 | 193,485 | 64,758,897 |
| To: | 2028/ 29 | | | 176,043,549 | | 6,248,388 | 176,043,549 | 6,248,388 | 368,945 | 182,660,883 |
| To: | 2043/ 44 | | | 346,413,660 | | 8,134,572 | 346,413,660 | 8,134,572 | 388,793 | 354,937,025 |

**Table F-5**
**Growth in Assessed Value**
**Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Growth in Secured Assessed Value | | | | | | Total Secured, State Board and Unsecured AV | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | Growth Rates | | (7) | (8) | (9) | (10) |
| Year (N) | Fiscal Year | Secured AV | Inflationary Adjustments | Reassessed Property Assessments | New Development Assessments | (5) Annual | (6) Average Annual | Secured AV | State Board | Unsecured AV | Secured, State Board, Unsecured AV |
| 1 | 2009/ 10 | 591,974,133 | 11,839,483 | 5,919,741 | 0 | *0.2%* | *5.8%* | 591,974,133 | 87,120 | 20,081,503 | 612,142,756 |
| 2 | 2010/ 11 | 609,733,357 | 12,194,667 | 6,097,334 | 0 | *3.0%* | *4.8%* | 609,733,357 | 87,120 | 20,081,503 | 629,901,980 |
| 3 | 2011/ 12 | 628,025,358 | 12,560,507 | 6,280,254 | 0 | *3.0%* | *4.4%* | 628,025,358 | 87,120 | 20,081,503 | 648,193,981 |
| 4 | 2012/ 13 | 646,866,118 | 12,937,322 | 6,468,661 | 27,965,069 | *3.0%* | *4.1%* | 646,866,118 | 87,120 | 20,081,503 | 667,034,741 |
| 5 | 2013/ 14 | 694,237,171 | 13,884,743 | 6,942,372 | 28,804,021 | *7.3%* | *4.6%* | 694,237,171 | 87,120 | 20,081,503 | 714,405,794 |
| 6 | 2014/ 15 | 743,868,308 | 14,877,366 | 7,438,683 | 29,668,142 | *7.1%* | *5.0%* | 743,868,308 | 87,120 | 20,081,503 | 764,036,931 |
| 7 | 2015/ 16 | 795,852,499 | 15,917,050 | 7,958,525 | 30,558,186 | *7.0%* | *5.2%* | 795,852,499 | 87,120 | 20,081,503 | 816,021,122 |
| 8 | 2016/ 17 | 850,286,261 | 17,005,725 | 8,502,863 | 31,474,932 | *6.8%* | *5.4%* | 850,286,261 | 87,120 | 20,081,503 | 870,454,884 |
| 9 | 2017/ 18 | 907,269,780 | 18,145,396 | 9,072,698 | 32,419,180 | *6.7%* | *5.5%* | 907,269,780 | 87,120 | 20,081,503 | 927,438,403 |
| 10 | 2018/ 19 | 966,907,054 | 19,338,141 | 9,669,071 | 33,391,755 | *6.6%* | *5.6%* | 966,907,054 | 87,120 | 20,081,503 | 987,075,677 |
| 11 | 2019/ 20 | 1,029,306,021 | 20,586,120 | 10,293,060 | 34,393,508 | *6.5%* | *5.7%* | 1,029,306,021 | 87,120 | 20,081,503 | 1,049,474,644 |
| 12 | 2020/ 21 | 1,094,578,709 | 21,891,574 | 10,945,787 | 35,425,313 | *6.3%* | *5.7%* | 1,094,578,709 | 87,120 | 20,081,503 | 1,114,747,332 |
| 13 | 2021/ 22 | 1,162,841,384 | 23,256,828 | 11,628,414 | 36,488,073 | *6.2%* | *5.8%* | 1,162,841,384 | 87,120 | 20,081,503 | 1,183,010,007 |
| 14 | 2022/ 23 | 1,234,214,698 | 24,684,294 | 12,342,147 | 37,582,715 | *6.1%* | *5.8%* | 1,234,214,698 | 87,120 | 20,081,503 | 1,254,383,321 |
| 15 | 2023/ 24 | 1,308,823,854 | 26,176,477 | 13,088,239 | 38,710,196 | *6.0%* | *5.8%* | 1,308,823,854 | 87,120 | 20,081,503 | 1,328,992,477 |
| 16 | 2024/ 25 | 1,386,798,766 | 27,735,975 | 13,867,988 | 26,622,547 | *6.0%* | *5.8%* | 1,386,798,766 | 87,120 | 20,081,503 | 1,406,967,389 |
| 17 | 2025/ 26 | 1,455,025,276 | 29,100,506 | 14,550,253 | 0 | *4.9%* | *5.8%* | 1,455,025,276 | 87,120 | 20,081,503 | 1,475,193,899 |
| 18 | 2026/ 27 | 1,498,676,034 | 29,973,521 | 14,986,760 | 0 | *3.0%* | *5.6%* | 1,498,676,034 | 87,120 | 20,081,503 | 1,518,844,657 |
| 19 | 2027/ 28 | 1,543,636,315 | 30,872,726 | 15,436,363 | 0 | *3.0%* | *5.5%* | 1,543,636,315 | 87,120 | 20,081,503 | 1,563,804,938 |
| 20 | 2028/ 29 | 1,589,945,404 | 31,798,908 | 15,899,454 | 0 | *3.0%* | *5.4%* | 1,589,945,404 | 87,120 | 20,081,503 | 1,610,114,027 |
| 21 | 2029/ 30 | 1,637,643,767 | 32,752,875 | 16,376,438 | 0 | *3.0%* | *5.3%* | 1,637,643,767 | 87,120 | 20,081,503 | 1,657,812,390 |
| 22 | 2030/ 31 | 1,686,773,080 | 33,735,462 | 16,867,731 | 0 | *3.0%* | *5.2%* | 1,686,773,080 | 87,120 | 20,081,503 | 1,706,941,703 |
| 23 | 2031/ 32 | 1,737,376,272 | 34,747,525 | 17,373,763 | 0 | *3.0%* | *5.1%* | 1,737,376,272 | 87,120 | 20,081,503 | 1,757,544,895 |
| 24 | 2032/ 33 | 1,789,497,560 | 35,789,951 | 17,894,976 | 0 | *3.0%* | *5.0%* | 1,789,497,560 | 87,120 | 20,081,503 | 1,809,666,183 |
| 25 | 2033/ 34 | 1,843,182,487 | 36,863,650 | 18,431,825 | 0 | *3.0%* | *4.9%* | 1,843,182,487 | 87,120 | 20,081,503 | 1,863,351,110 |
| 26 | 2034/ 35 | 1,898,477,962 | 37,969,559 | 18,984,780 | 0 | *3.0%* | *4.8%* | 1,898,477,962 | 87,120 | 20,081,503 | 1,918,646,585 |
| 27 | 2035/ 36 | 1,955,432,300 | 39,108,646 | 19,554,323 | 0 | *3.0%* | *4.8%* | 1,955,432,300 | 87,120 | 20,081,503 | 1,975,600,923 |
| 28 | 2036/ 37 | 2,014,095,269 | 40,281,905 | 20,140,953 | 0 | *3.0%* | *4.7%* | 2,014,095,269 | 87,120 | 20,081,503 | 2,034,263,892 |
| 29 | 2037/ 38 | 2,074,518,128 | 41,490,363 | 20,745,181 | 0 | *3.0%* | *4.7%* | 2,074,518,128 | 87,120 | 20,081,503 | 2,094,686,751 |
| 30 | 2038/ 39 | 2,136,753,671 | 42,735,073 | 21,367,537 | 0 | *3.0%* | *4.6%* | 2,136,753,671 | 87,120 | 20,081,503 | 2,156,922,294 |
| 31 | 2039/ 40 | 2,200,856,281 | 44,017,126 | 22,008,563 | 0 | *3.0%* | *4.6%* | 2,200,856,281 | 87,120 | 20,081,503 | 2,221,024,904 |
| 32 | 2040/ 41 | 2,266,881,970 | 45,337,639 | 22,668,820 | 0 | *3.0%* | *4.5%* | 2,266,881,970 | 87,120 | 20,081,503 | 2,287,050,593 |
| 33 | 2041/ 42 | 2,334,888,429 | 46,697,769 | 23,348,884 | 0 | *3.0%* | *4.5%* | 2,334,888,429 | 87,120 | 20,081,503 | 2,355,057,052 |
| 34 | 2042/ 43 | 2,404,935,082 | 48,098,702 | 24,049,351 | 0 | *3.0%* | *4.4%* | 2,404,935,082 | 87,120 | 20,081,503 | 2,425,103,705 |
| 35 | 2043/ 44 | 1,533,972,748 | 30,679,455 | 24,496,139 | 0 | *-36.2%* | *3.0%* | 1,533,972,748 | 87,120 | 14,304,491 | 1,548,364,359 |
| Subtotal: Pre-$400 | | | | | 0 | | | | | | |
| Subtotal: Post-$400 | | | | | 423,503,639 | | | | | | |
| **TOTAL** | | | | | **423,503,639** | | | | | | |
| **Cumulative** | | | | | | | | | | | |
| To: 2018/ 19 | | | | | 214,281,287 | | | | | | |
| To: 2028/ 29 | | | | | 423,503,639 | | | | | | |
| To: 2043/ 44 | | | | | 423,503,639 | | | | | | |

## Table F-6A
## Pass-Through Payments to Affected Taxing Entities
## Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County of Alameda | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Ohlone College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2009/ 10 | 109,610 | 235,159 | 1,531 | 29,195 | 23,540 | 34,271 | 179,479 | 5,316 |
| 2 | 2010/ 11 | 115,070 | 250,883 | 1,637 | 31,128 | 25,192 | 36,852 | 192,999 | 5,716 |
| 3 | 2011/ 12 | 120,686 | 266,978 | 1,747 | 33,104 | 26,888 | 39,511 | 206,922 | 6,128 |
| 4 | 2012/ 13 | 126,000 | 279,191 | 1,842 | 34,555 | 28,363 | 42,229 | 221,158 | 6,550 |
| 5 | 2013/ 14 | 149,701 | 337,577 | 2,228 | 41,772 | 34,333 | 51,218 | 268,232 | 7,944 |
| 6 | 2014/ 15 | 164,984 | 379,234 | 2,518 | 46,862 | 38,830 | 58,491 | 306,322 | 9,072 |
| 7 | 2015/ 16 | 171,384 | 406,108 | 2,716 | 50,097 | 41,915 | 63,866 | 334,471 | 9,906 |
| 8 | 2016/ 17 | 197,904 | 470,181 | 3,146 | 57,994 | 48,556 | 74,066 | 387,888 | 11,488 |
| 9 | 2017/ 18 | 215,402 | 517,358 | 3,476 | 63,751 | 53,678 | 82,408 | 431,578 | 12,782 |
| 10 | 2018/ 19 | 223,256 | 548,878 | 3,708 | 67,547 | 57,290 | 88,691 | 464,480 | 13,757 |
| 11 | 2019/ 20 | 252,955 | 619,690 | 4,187 | 76,255 | 64,707 | 100,252 | 525,026 | 15,550 |
| 12 | 2020/ 21 | 272,954 | 677,517 | 4,590 | 83,315 | 70,969 | 110,426 | 578,312 | 17,128 |
| 13 | 2021/ 22 | 282,491 | 718,723 | 4,889 | 88,296 | 75,620 | 118,383 | 619,979 | 18,362 |
| 14 | 2022/ 23 | 315,762 | 813,394 | 5,531 | 99,933 | 85,551 | 133,898 | 701,236 | 20,768 |
| 15 | 2023/ 24 | 338,582 | 879,004 | 5,990 | 107,937 | 92,682 | 145,541 | 762,212 | 22,574 |
| 16 | 2024/ 25 | 358,472 | 942,141 | 6,432 | 115,639 | 99,541 | 156,734 | 820,829 | 24,311 |
| 17 | 2025/ 26 | 60,842 | 162,604 | 1,111 | 19,953 | 17,201 | 27,130 | 142,084 | 4,208 |
| 18 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400 | | 345,366 | 753,020 | 4,915 | 93,427 | 75,620 | 110,634 | 579,400 | 17,160 |
| Subtotal: Post-$400 | | 3,130,690 | 7,751,600 | 52,364 | 953,907 | 809,237 | 1,253,333 | 6,563,808 | 194,400 |
| **TOTAL** | | **3,476,056** | **8,504,620** | **57,279** | **1,047,334** | **884,857** | **1,363,967** | **7,143,208** | **211,560** |
| **Cumulative** | | | | | | | | | |
| To: | 2018/ 19 | 1,593,999 | 3,691,547 | 24,548 | 456,007 | 378,585 | 571,602 | 2,993,529 | 88,659 |
| To: | 2028/ 29 | 3,476,056 | 8,504,620 | 57,279 | 1,047,334 | 884,857 | 1,363,967 | 7,143,208 | 211,560 |
| To: | 2043/ 44 | 3,476,056 | 8,504,620 | 57,279 | 1,047,334 | 884,857 | 1,363,967 | 7,143,208 | 211,560 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

## Table F-6B
## Pass-Through Payments to Affected Taxing Entities
## Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. | (10) Mosquito Abatement District | (11) A.C. Transit District No. 2 | (12) Bay Area Rapid Transit District | (13) East Bay Regional Park | (14) Alameda County Water | (15) ERAF[A] | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2009/ 10 | 2,227 | 1,062 | 33,660 | 6,539 | 31,269 | 10,059 | 193,775 | 896,691 |
| 2 | 2010/ 11 | 2,394 | 1,136 | 36,195 | 7,032 | 33,625 | 10,759 | 210,561 | 961,180 |
| 3 | 2011/ 12 | 2,567 | 1,211 | 38,806 | 7,539 | 36,051 | 11,477 | 225,721 | 1,025,337 |
| 4 | 2012/ 13 | 2,744 | 1,275 | 41,476 | 8,058 | 38,531 | 12,088 | 251,552 | 1,095,612 |
| 5 | 2013/ 14 | 3,328 | 1,544 | 50,305 | 9,773 | 46,732 | 14,630 | 301,914 | 1,321,230 |
| 6 | 2014/ 15 | 3,800 | 1,743 | 57,448 | 11,161 | 53,368 | 16,527 | 349,519 | 1,499,881 |
| 7 | 2015/ 16 | 4,150 | 1,878 | 62,727 | 12,186 | 58,272 | 17,814 | 398,744 | 1,636,236 |
| 8 | 2016/ 17 | 4,812 | 2,176 | 72,745 | 14,133 | 67,579 | 20,636 | 451,442 | 1,884,746 |
| 9 | 2017/ 18 | 5,355 | 2,403 | 80,939 | 15,724 | 75,191 | 22,793 | 506,825 | 2,089,663 |
| 10 | 2018/ 19 | 5,763 | 2,561 | 87,109 | 16,923 | 80,923 | 24,301 | 551,745 | 2,236,931 |
| 11 | 2019/ 20 | 6,514 | 2,893 | 98,464 | 19,129 | 91,472 | 27,447 | 625,981 | 2,530,521 |
| 12 | 2020/ 21 | 7,175 | 3,171 | 108,457 | 21,071 | 100,755 | 30,086 | 693,178 | 2,779,105 |
| 13 | 2021/ 22 | 7,692 | 3,375 | 116,272 | 22,589 | 108,015 | 32,033 | 748,731 | 2,965,450 |
| 14 | 2022/ 23 | 8,700 | 3,819 | 131,511 | 25,549 | 122,171 | 36,244 | 847,823 | 3,351,890 |
| 15 | 2023/ 24 | 9,457 | 4,135 | 142,946 | 27,771 | 132,795 | 39,248 | 925,457 | 3,636,331 |
| 16 | 2024/ 25 | 10,184 | 4,439 | 153,939 | 29,907 | 143,007 | 42,137 | 999,098 | 3,906,810 |
| 17 | 2025/ 26 | 1,763 | 767 | 26,647 | 5,177 | 24,754 | 7,280 | 173,013 | 674,534 |
| 18 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400 | | 7,188 | 3,409 | 108,661 | 21,110 | 100,945 | 32,295 | 630,057 | 2,883,208 |
| Subtotal: Post-$400 | | 81,436 | 36,180 | 1,230,984 | 239,151 | 1,143,565 | 343,262 | 7,825,022 | 31,608,939 |
| **TOTAL** | | **88,624** | **39,589** | **1,339,646** | **260,261** | **1,244,510** | **375,557** | **8,455,079** | **34,492,147** |
| **Cumulative** | | | | | | | | | |
| To: | 2018/ 19 | 37,140 | 16,990 | 561,410 | 109,069 | 521,541 | 161,083 | 3,441,799 | 14,647,507 |
| To: | 2028/ 29 | 88,624 | 39,589 | 1,339,646 | 260,261 | 1,244,510 | 375,557 | 8,455,079 | 34,492,147 |
| To: | 2043/ 44 | 88,624 | 39,589 | 1,339,646 | 260,261 | 1,244,510 | 375,557 | 8,455,079 | 34,492,147 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

## Table F-7A
## Pass-Through Payments to Affected Taxing Entities
## Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)
## (In Present Value Dollars)

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County of Alameda | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Fremont-Newark Comm. College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2009/ 10 | 109,610 | 235,159 | 1,531 | 29,195 | 23,540 | 34,271 | 179,479 | 5,316 |
| 2 | 2010/ 11 | 108,557 | 236,682 | 1,545 | 29,366 | 23,766 | 34,766 | 182,075 | 5,392 |
| 3 | 2011/ 12 | 107,410 | 237,609 | 1,555 | 29,463 | 23,930 | 35,165 | 184,160 | 5,454 |
| 4 | 2012/ 13 | 105,792 | 234,415 | 1,546 | 29,013 | 23,814 | 35,456 | 185,688 | 5,499 |
| 5 | 2013/ 14 | 118,577 | 267,392 | 1,765 | 33,087 | 27,195 | 40,569 | 212,465 | 6,292 |
| 6 | 2014/ 15 | 123,286 | 283,386 | 1,882 | 35,018 | 29,016 | 43,708 | 228,902 | 6,779 |
| 7 | 2015/ 16 | 120,819 | 286,290 | 1,915 | 35,317 | 29,549 | 45,023 | 235,789 | 6,983 |
| 8 | 2016/ 17 | 131,618 | 312,697 | 2,092 | 38,569 | 32,293 | 49,258 | 257,967 | 7,640 |
| 9 | 2017/ 18 | 135,146 | 324,597 | 2,181 | 39,998 | 33,678 | 51,704 | 270,778 | 8,020 |
| 10 | 2018/ 19 | 132,145 | 324,880 | 2,195 | 39,981 | 33,910 | 52,496 | 274,925 | 8,142 |
| 11 | 2019/ 20 | 141,249 | 346,032 | 2,338 | 42,580 | 36,132 | 55,980 | 293,172 | 8,683 |
| 12 | 2020/ 21 | 143,789 | 356,907 | 2,418 | 43,889 | 37,386 | 58,171 | 304,648 | 9,023 |
| 13 | 2021/ 22 | 140,389 | 357,183 | 2,430 | 43,881 | 37,581 | 58,833 | 308,111 | 9,125 |
| 14 | 2022/ 23 | 148,041 | 381,351 | 2,593 | 46,852 | 40,110 | 62,777 | 328,767 | 9,737 |
| 15 | 2023/ 24 | 149,755 | 388,784 | 2,649 | 47,740 | 40,993 | 64,373 | 337,127 | 9,985 |
| 16 | 2024/ 25 | 149,578 | 393,123 | 2,684 | 48,252 | 41,535 | 65,400 | 342,503 | 10,144 |
| 17 | 2025/ 26 | 23,950 | 64,008 | 437 | 7,854 | 6,771 | 10,680 | 55,931 | 1,657 |
| 18 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400 | | 325,577 | 709,450 | 4,630 | 88,024 | 71,237 | 104,202 | 545,713 | 16,162 |
| Subtotal: Post-$400 | | 1,764,134 | 4,321,045 | 29,125 | 532,034 | 449,962 | 694,427 | 3,636,772 | 107,710 |
| **TOTAL** | | **2,089,711** | **5,030,496** | **33,755** | **620,058** | **521,199** | **798,629** | **4,182,486** | **123,872** |
| **Cumulative** | | | | | | | | | |
| To: | 2018/ 19 | 1,192,960 | 2,743,107 | 18,205 | 339,008 | 280,691 | 422,416 | 2,212,227 | 65,519 |
| To: | 2028/ 29 | 2,089,711 | 5,030,496 | 33,755 | 620,058 | 521,199 | 798,629 | 4,182,486 | 123,872 |
| To: | 2043/ 44 | 2,089,711 | 5,030,496 | 33,755 | 620,058 | 521,199 | 798,629 | 4,182,486 | 123,872 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

Present value discounted to 2009/10 at: 6.0%

## Table F-7B
## Pass-Through Payments to Affected Taxing Entities
## Irvington Total Project Area (Original and Added Areas) (Portion of Merged Project Area)
## (In Present Value Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. | (10) Mosquito Abatement District | (11) A.C. Transit District No. 2 | (12) Bay Area Rapid Transit District | (13) East Bay Regional Park | (14) Alameda County Water | (15) ERAF[A] | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2009/ 10 | 2,227 | 1,062 | 33,660 | 6,539 | 31,269 | 10,059 | 193,775 | 896,691 |
| 2 | 2010/ 11 | 2,259 | 1,071 | 34,146 | 6,634 | 31,722 | 10,150 | 198,642 | 906,774 |
| 3 | 2011/ 12 | 2,285 | 1,078 | 34,538 | 6,710 | 32,085 | 10,215 | 200,890 | 912,546 |
| 4 | 2012/ 13 | 2,304 | 1,071 | 34,824 | 6,766 | 32,351 | 10,149 | 211,208 | 919,897 |
| 5 | 2013/ 14 | 2,636 | 1,223 | 39,846 | 7,741 | 37,016 | 11,589 | 239,145 | 1,046,538 |
| 6 | 2014/ 15 | 2,840 | 1,303 | 42,929 | 8,340 | 39,880 | 12,350 | 261,181 | 1,120,798 |
| 7 | 2015/ 16 | 2,925 | 1,324 | 44,220 | 8,591 | 41,080 | 12,558 | 281,099 | 1,153,482 |
| 8 | 2016/ 17 | 3,201 | 1,447 | 48,380 | 9,399 | 44,944 | 13,724 | 300,235 | 1,253,463 |
| 9 | 2017/ 18 | 3,359 | 1,508 | 50,782 | 9,866 | 47,176 | 14,301 | 317,988 | 1,311,080 |
| 10 | 2018/ 19 | 3,411 | 1,516 | 51,560 | 10,017 | 47,898 | 14,384 | 326,577 | 1,324,036 |
| 11 | 2019/ 20 | 3,637 | 1,615 | 54,982 | 10,682 | 51,077 | 15,326 | 349,545 | 1,413,030 |
| 12 | 2020/ 21 | 3,780 | 1,670 | 57,134 | 11,100 | 53,077 | 15,849 | 365,157 | 1,463,998 |
| 13 | 2021/ 22 | 3,823 | 1,677 | 57,783 | 11,226 | 53,680 | 15,919 | 372,096 | 1,473,738 |
| 14 | 2022/ 23 | 4,079 | 1,791 | 61,657 | 11,979 | 57,279 | 16,992 | 397,492 | 1,571,497 |
| 15 | 2023/ 24 | 4,183 | 1,829 | 63,225 | 12,283 | 58,735 | 17,359 | 409,331 | 1,608,353 |
| 16 | 2024/ 25 | 4,249 | 1,852 | 64,233 | 12,479 | 59,672 | 17,582 | 416,889 | 1,630,175 |
| 17 | 2025/ 26 | 694 | 302 | 10,489 | 2,038 | 9,744 | 2,866 | 68,106 | 265,528 |
| 18 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400 | | 6,771 | 3,211 | 102,344 | 19,883 | 95,076 | 30,424 | 593,308 | 2,716,011 |
| Subtotal: Post-$400 | | 45,121 | 20,128 | 682,045 | 132,505 | 633,609 | 190,948 | 4,316,048 | 17,555,613 |
| **TOTAL** | | **51,891** | **23,339** | **784,388** | **152,388** | **728,685** | **221,371** | **4,909,356** | **20,271,624** |
| **Cumulative** | | | | | | | | | |
| To: | 2018/ 19 | 27,447 | 12,602 | 414,884 | 80,602 | 385,420 | 119,477 | 2,530,741 | 10,845,306 |
| To: | 2028/ 29 | 51,891 | 23,339 | 784,388 | 152,388 | 728,685 | 221,371 | 4,909,356 | 20,271,624 |
| To: | 2043/ 44 | 51,891 | 23,339 | 784,388 | 152,388 | 728,685 | 221,371 | 4,909,356 | 20,271,624 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table G-1**
**Summary of Tax Increment Projections**
**Irvington Original Area (Portion of Merged Project Area)**

| Summary of Assumptions | |
|---|---|
| **Growth Assumptions** | |
| FY 2009/10 Secured Assessed Value: | $245,834,339 |
| FY 2009/10 State Board Assessed Value: | $0 |
| FY 2009/10 Unsecured Assessed Value: | $5,777,012 |
| FY 2009/10 Total Assessed Value: | $251,611,351 |
| FY 2008/09 Unitary Payments: | $18,025 |
| Annual Inflationary Adjustment: 2% of Secured AV | |
| Reassessed Property Assessments: 1% of Secured AV | |
| Development Per RTC Absorption Analysis | |
| Annual Growth in State Board Assessed Value: | 0.0% |
| Annual Growth in Unsecured Assessed Value: | 0.0% |
| Annual Growth in Unitary Payments: | 0.0% |
| **Tax Increment Generation** | |
| Project Amended between 12/2/97 and 8/20/98 | |
| Property Tax Rate: | 1.0% |
| Tax Increment Cap: | N/A |
| County Property Tax Admin Fee: | 1.1% |
| **Sponsoring Community** | |
| City receives pass-through | |
| City's Unadjusted Levy Within Project Area: | 19.06% |
| **Agency Administration Cost** | |
| Estimated Cost in FY 2009/10 | $137,275 |
| Annual Increase: | 5.0% |
| **Present Value Discount Rate** | |
| Present value discounted to 2009/10 at: | 6.0% |
| **Historical Information** | |
| Base Assessed Value | 10,832,704 |
| Year First Plan Limit was Reached: | 1989/90 |
| Assessed Value in that Year: | 131,666,077 |

| Tax Increment Projections From FY 2009/10 Through End of Project* | | | | | | |
|---|---|---|---|---|---|---|
| | Future Dollars | | | Present Value | | |
| | Pre-$400M Cap | Post-$400M Cap | Total | Pre-$400M Cap | Post-$400M Cap | Total |
| **Tax Increment (TI) to Agency** | | | | | | |
| Gross Tax Increment | $7,576,884 | $54,611,304 | $62,188,187 | $7,147,780 | $31,516,133 | $38,663,913 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 83,346 | 600,724 | 684,070 | 78,626 | 346,677 | 425,303 |
| Tax Increment to Agency | 7,493,538 | 54,010,579 | 61,504,117 | 7,069,154 | 31,169,456 | 38,238,610 |
| **TI Available to Agency After Obligations** | | | | | | |
| Tax Increment to Agency | 7,493,538 | 54,010,579 | 61,504,117 | 7,069,154 | 31,169,456 | 38,238,610 |
| Less: Pass-Throughs to Taxing Entities | 1,367,186 | 13,555,177 | 14,922,363 | 1,288,273 | 7,587,735 | 8,876,008 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 6,126,352 | 40,455,402 | 46,581,754 | 5,780,881 | 23,581,721 | 29,362,602 |
| **Projected Use of TI Funds** | | | | | | |
| Agency Administration (Non-Hsg) | 432,758 | 2,863,944 | 3,296,703 | 407,951 | 1,659,014 | 2,066,965 |
| TI Available for Housing Programs | 1,515,377 | 10,922,261 | 12,437,637 | 1,429,556 | 6,303,227 | 7,732,783 |
| TI Available for Non-Housing Projects | 4,178,217 | 26,669,197 | 30,847,414 | 3,943,374 | 15,619,480 | 19,562,855 |
| Total TI Funds Used by Agency | 6,126,352 | 40,455,402 | 46,581,754 | 5,780,881 | 23,581,721 | 29,362,602 |
| *Subtotal, TI for Housing & Projects* | *5,693,594* | *37,591,458* | *43,285,052* | *5,372,930* | *21,922,707* | *27,295,637* |
| **Cumulative TI for Housing Programs** | | | | | | |
| 2017/ 18 | | | 5,528,570 | | | 4,330,839 |
| 2027/ 28 | | | 12,437,637 | | | 7,732,783 |
| 2042/ 43 | | | 12,437,637 | | | 7,732,783 |
| **Cumulative TI for Non-Housing Projects** | | | | | | |
| 2017/ 18 | | | 14,644,187 | | | 11,536,309 |
| 2027/ 28 | | | 30,847,414 | | | 19,562,855 |
| 2042/ 43 | | | 30,847,414 | | | 19,562,855 |

* Includes one year extension authorized by the SB 1045 ordinance.

## Table G-2
## Tax Increment Projections
## Irvington Original Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| | | Tax Increment to Agency | | | Agency Obligations | | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Basic Tax Revenues* | (2) County Admin Fee | (3) Tax Increment to Agency | (4) Pass-Through Payments | (5) Bond Debt Service | (5) Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1977/ 78 | | | | | | | | | | |
| 32 | 2009/ 10 | 2,450,395 | 26,954 | 2,423,441 | 428,721 | 0 | 137,275 | 490,079 | 490,079 | 1,367,366 | 1,367,366 |
| 33 | 2010/ 11 | 2,524,883 | 27,774 | 2,497,109 | 455,464 | 0 | 144,138 | 504,977 | 995,056 | 1,392,531 | 2,759,897 |
| 34 | 2011/ 12 | 2,601,605 | 28,618 | 2,572,988 | 483,001 | 0 | 151,345 | 520,321 | 1,515,377 | 1,418,320 | 4,178,217 |
| 35 | 2012/ 13 | 2,960,280 | 32,563 | 2,927,717 | 510,984 | 0 | 158,913 | 592,056 | 2,107,433 | 1,665,764 | 5,843,981 |
| 36 | 2013/ 14 | 3,044,472 | 33,489 | 3,010,982 | 641,846 | 0 | 166,858 | 608,894 | 2,716,327 | 1,593,384 | 7,437,366 |
| 37 | 2014/ 15 | 3,136,782 | 34,505 | 3,102,277 | 674,935 | 0 | 175,201 | 627,356 | 3,343,683 | 1,624,784 | 9,062,150 |
| 38 | 2015/ 16 | 3,537,443 | 38,912 | 3,498,531 | 708,615 | 0 | 183,961 | 707,489 | 4,051,172 | 1,898,466 | 10,960,616 |
| 39 | 2016/ 17 | 3,638,431 | 40,023 | 3,598,408 | 854,673 | 0 | 193,159 | 727,686 | 4,778,858 | 1,822,890 | 12,783,506 |
| 40 | 2017/ 18 | 3,748,559 | 41,234 | 3,707,325 | 894,116 | 0 | 202,817 | 749,712 | 5,528,570 | 1,860,681 | 14,644,187 |
| 41 | 2018/ 19 | 4,195,910 | 46,155 | 4,149,755 | 934,332 | 0 | 212,958 | 839,182 | 6,367,752 | 2,163,282 | 16,807,469 |
| 42 | 2019/ 20 | 4,316,085 | 47,477 | 4,268,608 | 1,097,312 | 0 | 223,606 | 863,217 | 7,230,969 | 2,084,473 | 18,891,942 |
| 43 | 2020/ 21 | 4,446,543 | 48,912 | 4,397,631 | 1,158,023 | 0 | 234,786 | 889,309 | 8,120,278 | 2,115,514 | 21,007,455 |
| 44 | 2021/ 22 | 4,945,796 | 54,404 | 4,891,392 | 1,220,115 | 0 | 246,526 | 989,159 | 9,109,437 | 2,435,592 | 23,443,048 |
| 45 | 2022/ 23 | 5,087,848 | 55,966 | 5,031,882 | 1,456,301 | 0 | 258,852 | 1,017,570 | 10,127,006 | 2,299,160 | 25,742,207 |
| 46 | 2023/ 24 | 5,241,460 | 57,656 | 5,183,804 | 1,527,715 | 0 | 271,794 | 1,048,292 | 11,175,298 | 2,336,003 | 28,078,210 |
| 47 | 2024/ 25 | 5,399,679 | 59,396 | 5,340,283 | 1,601,260 | 0 | 285,384 | 1,079,936 | 12,255,234 | 2,373,703 | 30,451,913 |
| 48 | 2025/ 26 | 912,016 | 10,032 | 901,984 | 274,950 | 0 | 49,129 | 182,403 | 12,437,637 | 395,501 | 30,847,414 |
| 49 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 50 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,437,637 | 0 | 30,847,414 |
| Subtotal: Pre-$400M | | 7,576,884 | 83,346 | 7,493,538 | 1,367,186 | 0 | 432,758 | 1,515,377 | | 4,178,217 | |
| Subtotal: Post-$400M | | 54,611,304 | 600,724 | 54,010,579 | 13,555,177 | 0 | 2,863,944 | 10,922,261 | | 26,669,197 | |
| **TOTAL** | | **62,188,187** | **684,070** | **61,504,117** | **14,922,363** | **0** | **3,296,703** | **12,437,637** | | **30,847,414** | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2017/ 18 | 27,642,850 | 304,071 | 27,338,779 | 5,652,355 | 0 | 1,513,668 | 5,528,570 | | 14,644,187 | |
| To: | 2027/ 28 | 62,188,187 | 684,070 | 61,504,117 | 14,922,363 | 0 | 3,296,703 | 12,437,637 | | 30,847,414 | |
| To: | 2042/ 43 | 62,188,187 | 684,070 | 61,504,117 | 14,922,363 | 0 | 3,296,703 | 12,437,637 | | 30,847,414 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Assumptions:**

| | |
|---|---|
| County Admin Fee as a % of Basic Tax Revenue: | 1.1% |
| Agency Administration Annual Increase: | 5.0% |
| TI for Housing Programs as a % of Basic Tax Revenue: | 20% |

**Table G-3**
**Tax Increment Projections**
**Irvington Original Area (Portion of Merged Project Area)**
**(In Present Value, 2010 Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Basic Tax Revenues* | (2) County Admin Fee | (3) Tax Increment to Agency | (4) Pass-Through Payments | (5) Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1977/ 78 | | | | | | | | | |
| 32 | 2009/ 10 | 2,450,395 | 26,954 | 2,423,441 | 428,721 | 137,275 | 490,079 | 490,079 | 1,367,366 | 1,367,366 |
| 33 | 2010/ 11 | 2,381,965 | 26,202 | 2,355,763 | 429,683 | 135,980 | 476,393 | 966,472 | 1,313,708 | 2,681,075 |
| 34 | 2011/ 12 | 2,315,420 | 25,470 | 2,289,950 | 429,870 | 134,697 | 463,084 | 1,429,556 | 1,262,300 | 3,943,374 |
| 35 | 2012/ 13 | 2,485,508 | 27,341 | 2,458,168 | 429,032 | 133,426 | 497,102 | 1,926,658 | 1,398,608 | 5,341,982 |
| 36 | 2013/ 14 | 2,411,507 | 26,527 | 2,384,980 | 508,402 | 132,167 | 482,301 | 2,408,959 | 1,262,110 | 6,604,092 |
| 37 | 2014/ 15 | 2,343,986 | 25,784 | 2,318,202 | 504,351 | 130,920 | 468,797 | 2,877,756 | 1,214,133 | 7,818,225 |
| 38 | 2015/ 16 | 2,493,758 | 27,431 | 2,466,326 | 499,546 | 129,685 | 498,752 | 3,376,508 | 1,338,344 | 9,156,569 |
| 39 | 2016/ 17 | 2,419,764 | 26,617 | 2,393,147 | 568,406 | 128,462 | 483,953 | 3,860,461 | 1,212,326 | 10,368,895 |
| 40 | 2017/ 18 | 2,351,893 | 25,871 | 2,326,022 | 560,979 | 127,250 | 470,379 | 4,330,839 | 1,167,414 | 11,536,309 |
| 41 | 2018/ 19 | 2,483,553 | 27,319 | 2,456,233 | 553,030 | 126,050 | 496,711 | 4,827,550 | 1,280,443 | 12,816,752 |
| 42 | 2019/ 20 | 2,410,079 | 26,511 | 2,383,568 | 612,733 | 124,860 | 482,016 | 5,309,565 | 1,163,959 | 13,980,711 |
| 43 | 2020/ 21 | 2,342,383 | 25,766 | 2,316,617 | 610,032 | 123,682 | 468,477 | 5,778,042 | 1,114,426 | 15,095,137 |
| 44 | 2021/ 22 | 2,457,909 | 27,037 | 2,430,872 | 606,360 | 122,516 | 491,582 | 6,269,624 | 1,210,415 | 16,305,552 |
| 45 | 2022/ 23 | 2,385,382 | 26,239 | 2,359,143 | 682,771 | 121,360 | 477,076 | 6,746,700 | 1,077,936 | 17,383,488 |
| 46 | 2023/ 24 | 2,318,303 | 25,501 | 2,292,801 | 675,710 | 120,215 | 463,661 | 7,210,361 | 1,033,216 | 18,416,704 |
| 47 | 2024/ 25 | 2,253,098 | 24,784 | 2,228,313 | 668,150 | 119,081 | 450,620 | 7,660,980 | 990,463 | 19,407,167 |
| 48 | 2025/ 26 | 359,012 | 3,949 | 355,063 | 108,233 | 19,340 | 71,802 | 7,732,783 | 155,688 | 19,562,855 |
| 49 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 50 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 7,732,783 | 0 | 19,562,855 |
| Subtotal: Pre-$400M | | 7,147,780 | 78,626 | 7,069,154 | 1,288,273 | 407,951 | 1,429,556 | | 3,943,374 | |
| Subtotal: Post-$400M | | 31,516,133 | 346,677 | 31,169,456 | 7,587,735 | 1,659,014 | 6,303,227 | | 15,619,480 | |
| **TOTAL** | | **38,663,913** | **425,303** | **38,238,610** | **8,876,008** | **2,066,965** | **7,732,783** | | **19,562,855** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 21,654,195 | 238,196 | 21,415,999 | 4,358,989 | 1,189,862 | 4,330,839 | | 11,536,309 | |
| To: | 2027/ 28 | 38,663,913 | 425,303 | 38,238,610 | 8,876,008 | 2,066,965 | 7,732,783 | | 19,562,855 | |
| To: | 2042/ 43 | 38,663,913 | 425,303 | 38,238,610 | 8,876,008 | 2,066,965 | 7,732,783 | | 19,562,855 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Assumptions:**

Present value discounted to 2009/10 at: 6.0%

## Table G-4
## Tax Revenues
## Irvington Original Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| | | First & Second Payments to Agency | | | Supplemental Payments | | Total Basic Tax Revenues | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) |
| Year (N) | Fiscal Year | Secured, State Board, Unseceurd AV | Increase in AV Over Base | First & Second Payments | Supplemental Secured Assessements | Supplemental Secured Payments | First & Second Payments | Supplemental Secured Payments | Unitary Payments | Total Basic Tax Revenues |
| Base | 1977/ 78 | 10,832,704 | | | | | | | | |
| 32 | 2009/ 10 | 251,611,351 | 240,778,647 | 2,407,786 | 2,458,343 | 24,583 | 2,407,786 | 24,583 | 18,025 | 2,450,395 |
| 33 | 2010/ 11 | 258,986,381 | 248,153,677 | 2,481,537 | 2,532,094 | 25,321 | 2,481,537 | 25,321 | 18,025 | 2,524,883 |
| 34 | 2011/ 12 | 266,582,662 | 255,749,958 | 2,557,500 | 2,608,057 | 26,081 | 2,557,500 | 26,081 | 18,025 | 2,601,605 |
| 35 | 2012/ 13 | 274,406,832 | 263,574,128 | 2,635,741 | 30,651,368 | 306,514 | 2,635,741 | 306,514 | 18,025 | 2,960,280 |
| 36 | 2013/ 14 | 310,430,796 | 299,598,092 | 2,995,981 | 3,046,538 | 30,465 | 2,995,981 | 30,465 | 18,025 | 3,044,472 |
| 37 | 2014/ 15 | 319,570,409 | 308,737,705 | 3,087,377 | 3,137,934 | 31,379 | 3,087,377 | 31,379 | 18,025 | 3,136,782 |
| 38 | 2015/ 16 | 328,984,211 | 318,151,507 | 3,181,515 | 33,790,258 | 337,903 | 3,181,515 | 337,903 | 18,025 | 3,537,443 |
| 39 | 2016/ 17 | 369,238,614 | 358,405,910 | 3,584,059 | 3,634,616 | 36,346 | 3,584,059 | 36,346 | 18,025 | 3,638,431 |
| 40 | 2017/ 18 | 380,142,462 | 369,309,758 | 3,693,098 | 3,743,654 | 37,437 | 3,693,098 | 37,437 | 18,025 | 3,748,559 |
| 41 | 2018/ 19 | 391,373,425 | 380,540,721 | 3,805,407 | 37,247,719 | 372,477 | 3,805,407 | 372,477 | 18,025 | 4,195,910 |
| 42 | 2019/ 20 | 436,333,073 | 425,500,369 | 4,255,004 | 4,305,561 | 43,056 | 4,255,004 | 43,056 | 18,025 | 4,316,085 |
| 43 | 2020/ 21 | 449,249,755 | 438,417,051 | 4,384,171 | 4,434,727 | 44,347 | 4,384,171 | 44,347 | 18,025 | 4,446,543 |
| 44 | 2021/ 22 | 462,553,937 | 451,721,233 | 4,517,212 | 41,055,842 | 410,558 | 4,517,212 | 410,558 | 18,025 | 4,945,796 |
| 45 | 2022/ 23 | 512,745,317 | 501,912,613 | 5,019,126 | 5,069,683 | 50,697 | 5,019,126 | 50,697 | 18,025 | 5,087,848 |
| 46 | 2023/ 24 | 527,954,366 | 517,121,662 | 5,171,217 | 5,221,774 | 52,218 | 5,171,217 | 52,218 | 18,025 | 5,241,460 |
| 47 | 2024/ 25 | 543,619,687 | 532,786,983 | 5,327,870 | 5,378,427 | 53,784 | 5,327,870 | 53,784 | 18,025 | 5,399,679 |
| 48 | 2025/ 26 | 559,754,967 | 548,922,263 | 5,489,223 | 5,539,780 | 55,398 | 5,489,223 | 55,398 | 18,025 | 5,562,646 |
| 49 | 2026/ 27 | 576,374,306 | 565,541,602 | 5,655,416 | 5,705,973 | 57,060 | 5,655,416 | 57,060 | 18,025 | 5,730,501 |
| 50 | 2027/ 28 | 593,492,225 | 582,659,521 | 5,826,595 | 5,877,152 | 58,772 | 5,826,595 | 58,772 | 18,025 | 5,903,392 |
| 51 | 2028/ 29 | 611,123,681 | 600,290,977 | 0 | 6,053,467 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 629,284,081 | 618,451,377 | 0 | 6,235,071 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 647,989,293 | 637,156,589 | 0 | 6,422,123 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 667,255,662 | 656,422,958 | 0 | 6,614,786 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 687,100,021 | 676,267,317 | 0 | 6,813,230 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 707,539,711 | 696,707,007 | 0 | 7,017,627 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 728,592,592 | 717,759,888 | 0 | 7,228,156 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 750,277,060 | 739,444,356 | 0 | 7,445,000 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 772,612,061 | 761,779,357 | 0 | 7,668,350 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 795,617,113 | 784,784,409 | 0 | 7,898,401 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 819,312,316 | 808,479,612 | 0 | 8,135,353 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 843,718,375 | 832,885,671 | 0 | 8,379,414 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 868,856,616 | 858,023,912 | 0 | 8,630,796 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 894,749,004 | 883,916,300 | 0 | 8,889,720 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 921,418,164 | 910,585,460 | 0 | 9,156,412 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | | | 7,446,823 | | 75,985 | 7,446,823 | 75,985 | 54,076 | 7,576,884 |
| Subtotal: Post-$400M | | | | 68,629,011 | | 1,978,410 | 68,629,011 | 1,978,410 | 288,405 | 70,895,826 |
| **TOTAL** | | | | **76,075,834** | | **2,054,395** | **76,075,834** | **2,054,395** | **342,481** | **78,472,710** |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | | | 26,624,594 | | 856,029 | 26,624,594 | 856,029 | 162,228 | 27,642,850 |
| To: | 2027/ 28 | | | 76,075,834 | | 2,054,395 | 76,075,834 | 2,054,395 | 342,481 | 78,472,710 |
| To: | 2042/ 43 | | | 76,075,834 | | 2,054,395 | 76,075,834 | 2,054,395 | 342,481 | 78,472,710 |

**Notes:**
First & Second Payments are based on the 1% basic tax rate applied to the Increase in AV Over Base.
Supplemental Secured Assessments include reassessed property and new development.
Supplemental Secured Payments are based on the 1% basic tax rate applied to the Supplemental Secured Assessments.
Unitary payments are estimated to escalate at an annual rate of: 0.0%

## Table G-5
## Growth in Assessed Value
## Irvington Original Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| | | Growth in Secured Assessed Value | | | | | | Total Secured, State Board and Unsecured AV | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | Growth Rates | | (7) | (8) | (9) | (10) |
| Year (N) | Fiscal Year | Secured AV | Inflationary Adjustments | Reassessed Property Assessments | New Development Assessments | (5) Annual | (6) Average Annual | Secured AV | State Board | Unsecured AV | Secured, State Board, Unsecured AV |
| Base | 1977/ 78 | | | | | | | | | | |
| 32 | 2009/ 10 | 245,834,339 | 4,916,687 | 2,458,343 | 0 | | | 245,834,339 | 0 | 5,777,012 | 251,611,351 |
| 33 | 2010/ 11 | 253,209,369 | 5,064,187 | 2,532,094 | 0 | *3.0%* | *3.0%* | 253,209,369 | 0 | 5,777,012 | 258,986,381 |
| 34 | 2011/ 12 | 260,805,650 | 5,216,113 | 2,608,057 | 0 | *3.0%* | *3.0%* | 260,805,650 | 0 | 5,777,012 | 266,582,662 |
| 35 | 2012/ 13 | 268,629,820 | 5,372,596 | 2,686,298 | 27,965,069 | *3.0%* | *3.0%* | 268,629,820 | 0 | 5,777,012 | 274,406,832 |
| 36 | 2013/ 14 | 304,653,784 | 6,093,076 | 3,046,538 | 0 | *13.4%* | *5.5%* | 304,653,784 | 0 | 5,777,012 | 310,430,796 |
| 37 | 2014/ 15 | 313,793,397 | 6,275,868 | 3,137,934 | 0 | *3.0%* | *5.0%* | 313,793,397 | 0 | 5,777,012 | 319,570,409 |
| 38 | 2015/ 16 | 323,207,199 | 6,464,144 | 3,232,072 | 30,558,186 | *3.0%* | *4.7%* | 323,207,199 | 0 | 5,777,012 | 328,984,211 |
| 39 | 2016/ 17 | 363,461,602 | 7,269,232 | 3,634,616 | 0 | *12.5%* | *5.7%* | 363,461,602 | 0 | 5,777,012 | 369,238,614 |
| 40 | 2017/ 18 | 374,365,450 | 7,487,309 | 3,743,654 | 0 | *3.0%* | *5.4%* | 374,365,450 | 0 | 5,777,012 | 380,142,462 |
| 41 | 2018/ 19 | 385,596,413 | 7,711,928 | 3,855,964 | 33,391,755 | *3.0%* | *5.1%* | 385,596,413 | 0 | 5,777,012 | 391,373,425 |
| 42 | 2019/ 20 | 430,556,061 | 8,611,121 | 4,305,561 | 0 | *11.7%* | *5.8%* | 430,556,061 | 0 | 5,777,012 | 436,333,073 |
| 43 | 2020/ 21 | 443,472,743 | 8,869,455 | 4,434,727 | 0 | *3.0%* | *5.5%* | 443,472,743 | 0 | 5,777,012 | 449,249,755 |
| 44 | 2021/ 22 | 456,776,925 | 9,135,538 | 4,567,769 | 36,488,073 | *3.0%* | *5.3%* | 456,776,925 | 0 | 5,777,012 | 462,553,937 |
| 45 | 2022/ 23 | 506,968,305 | 10,139,366 | 5,069,683 | 0 | *11.0%* | *5.7%* | 506,968,305 | 0 | 5,777,012 | 512,745,317 |
| 46 | 2023/ 24 | 522,177,354 | 10,443,547 | 5,221,774 | 0 | *3.0%* | *5.5%* | 522,177,354 | 0 | 5,777,012 | 527,954,366 |
| 47 | 2024/ 25 | 537,842,675 | 10,756,853 | 5,378,427 | 0 | *3.0%* | *5.4%* | 537,842,675 | 0 | 5,777,012 | 543,619,687 |
| 48 | 2025/ 26 | 553,977,955 | 11,079,559 | 5,539,780 | 0 | *3.0%* | *5.2%* | 553,977,955 | 0 | 5,777,012 | 559,754,967 |
| 49 | 2026/ 27 | 570,597,294 | 11,411,946 | 5,705,973 | 0 | *3.0%* | *5.1%* | 570,597,294 | 0 | 5,777,012 | 576,374,306 |
| 50 | 2027/ 28 | 587,715,213 | 11,754,304 | 5,877,152 | 0 | *3.0%* | *5.0%* | 587,715,213 | 0 | 5,777,012 | 593,492,225 |
| 51 | 2028/ 29 | 605,346,669 | 12,106,933 | 6,053,467 | 0 | *N/A* | *N/A* | 605,346,669 | 0 | 5,777,012 | 611,123,681 |
| 52 | 2029/ 30 | 623,507,069 | 12,470,141 | 6,235,071 | 0 | *N/A* | *N/A* | 623,507,069 | 0 | 5,777,012 | 629,284,081 |
| 53 | 2030/ 31 | 642,212,281 | 12,844,246 | 6,422,123 | 0 | *N/A* | *N/A* | 642,212,281 | 0 | 5,777,012 | 647,989,293 |
| 54 | 2031/ 32 | 661,478,650 | 13,229,573 | 6,614,786 | 0 | *N/A* | *N/A* | 661,478,650 | 0 | 5,777,012 | 667,255,662 |
| 55 | 2032/ 33 | 681,323,009 | 13,626,460 | 6,813,230 | 0 | *N/A* | *N/A* | 681,323,009 | 0 | 5,777,012 | 687,100,021 |
| 56 | 2033/ 34 | 701,762,699 | 14,035,254 | 7,017,627 | 0 | *N/A* | *N/A* | 701,762,699 | 0 | 5,777,012 | 707,539,711 |
| 57 | 2034/ 35 | 722,815,580 | 14,456,312 | 7,228,156 | 0 | *N/A* | *N/A* | 722,815,580 | 0 | 5,777,012 | 728,592,592 |
| 58 | 2035/ 36 | 744,500,048 | 14,890,001 | 7,445,000 | 0 | *N/A* | *N/A* | 744,500,048 | 0 | 5,777,012 | 750,277,060 |
| 59 | 2036/ 37 | 766,835,049 | 15,336,701 | 7,668,350 | 0 | *N/A* | *N/A* | 766,835,049 | 0 | 5,777,012 | 772,612,061 |
| 60 | 2037/ 38 | 789,840,101 | 15,796,802 | 7,898,401 | 0 | *N/A* | *N/A* | 789,840,101 | 0 | 5,777,012 | 795,617,113 |
| 61 | 2038/ 39 | 813,535,304 | 16,270,706 | 8,135,353 | 0 | *N/A* | *N/A* | 813,535,304 | 0 | 5,777,012 | 819,312,316 |
| 62 | 2039/ 40 | 837,941,363 | 16,758,827 | 8,379,414 | 0 | *N/A* | *N/A* | 837,941,363 | 0 | 5,777,012 | 843,718,375 |
| 63 | 2040/ 41 | 863,079,604 | 17,261,592 | 8,630,796 | 0 | *N/A* | *N/A* | 863,079,604 | 0 | 5,777,012 | 868,856,616 |
| 64 | 2041/ 42 | 888,971,992 | 17,779,440 | 8,889,720 | 0 | *N/A* | *N/A* | 888,971,992 | 0 | 5,777,012 | 894,749,004 |
| 65 | 2042/ 43 | 915,641,152 | 18,312,823 | 9,156,412 | 0 | *N/A* | *N/A* | 915,641,152 | 0 | 5,777,012 | 921,418,164 |
| Subtotal: Pre-$400M | | | | | 0 | | | | | | |
| Subtotal: Post-$400M | | | | | 128,403,084 | | | | | | |
| **TOTAL** | | | | | **128,403,084** | | | | | | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2017/ 18 | | | | 58,523,256 | | | | | | |
| To: | 2027/ 28 | | | | 128,403,084 | | | | | | |
| To: | 2042/ 43 | | | | 128,403,084 | | | | | | |

**Assumptions:**

Annual Inflationary Adjustment: 2% of Secured AV
Reassessed Property Assessments: 1% of Secured AV
Development Per RTC Absorption Analysis

State Board Annual Increase: 0.0%
Unsecured AV Annual Increase: 0.0%

## Table G-6
## New Development Schedule
## Irvington Original Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| | | Residential | | Commercial | | Industrial | | Total Assessed Value | |
|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| Year (N) | Fiscal Year | Units | Incremental Assessed Value ($336,000/unit) | Square Feet | Incremental Assessed Value ($200/unit) | Square Feet | Incremental Assessed Value ($160/SF) | Present Value | Future Dollars |
| Base | 1977/ 78 | | | | | | | | |
| 32 | 2009/ 10 | | 0 | | 0 | | 0 | 0 | 0 |
| 33 | 2010/ 11 | | 0 | | 0 | | 0 | 0 | 0 |
| 34 | 2011/ 12 | | 0 | | 0 | | 0 | 0 | 0 |
| 35 | 2012/ 13 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 27,965,069 |
| 36 | 2013/ 14 | | 0 | | 0 | | 0 | 0 | 0 |
| 37 | 2014/ 15 | | 0 | | 0 | | 0 | 0 | 0 |
| 38 | 2015/ 16 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 30,558,186 |
| 39 | 2016/ 17 | | 0 | | 0 | | 0 | 0 | 0 |
| 40 | 2017/ 18 | | 0 | | 0 | | 0 | 0 | 0 |
| 41 | 2018/ 19 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 33,391,755 |
| 42 | 2019/ 20 | | 0 | | 0 | | 0 | 0 | 0 |
| 43 | 2020/ 21 | | 0 | | 0 | | 0 | 0 | 0 |
| 44 | 2021/ 22 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 36,488,073 |
| 45 | 2022/ 23 | | 0 | | 0 | | 0 | 0 | 0 |
| 46 | 2023/ 24 | | 0 | | 0 | | 0 | 0 | 0 |
| 47 | 2024/ 25 | | 0 | | 0 | | 0 | 0 | 0 |
| 48 | 2025/ 26 | | 0 | | 0 | | 0 | 0 | 0 |
| 49 | 2026/ 27 | | 0 | | 0 | | 0 | 0 | 0 |
| 50 | 2027/ 28 | | 0 | | 0 | | 0 | 0 | 0 |
| 51 | 2028/ 29 | | 0 | | 0 | | 0 | 0 | 0 |
| 52 | 2029/ 30 | | 0 | | 0 | | 0 | 0 | 0 |
| 53 | 2030/ 31 | | 0 | | 0 | | 0 | 0 | 0 |
| 54 | 2031/ 32 | | 0 | | 0 | | 0 | 0 | 0 |
| 55 | 2032/ 33 | | 0 | | 0 | | 0 | 0 | 0 |
| 56 | 2033/ 34 | | 0 | | 0 | | 0 | 0 | 0 |
| 57 | 2034/ 35 | | 0 | | 0 | | 0 | 0 | 0 |
| 58 | 2035/ 36 | | 0 | | 0 | | 0 | 0 | 0 |
| 59 | 2036/ 37 | | 0 | | 0 | | 0 | 0 | 0 |
| 60 | 2037/ 38 | | 0 | | 0 | | 0 | 0 | 0 |
| 61 | 2038/ 39 | | 0 | | 0 | | 0 | 0 | 0 |
| 62 | 2039/ 40 | | 0 | | 0 | | 0 | 0 | 0 |
| 63 | 2040/ 41 | | 0 | | 0 | | 0 | 0 | 0 |
| 64 | 2041/ 42 | | 0 | | 0 | | 0 | 0 | 0 |
| 65 | 2042/ 43 | | 0 | | 0 | | 0 | 0 | 0 |
| **TOTAL** | | **288** | **96,768,000** | **10,400** | **2,080,000** | **22,000** | **3,520,000** | **102,368,000** | **128,403,084** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 144 | 48,384,000 | 5,200 | 1,040,000 | 11,000 | 1,760,000 | 51,184,000 | 58,523,256 |
| To: | 2027/ 28 | 288 | 96,768,000 | 10,400 | 2,080,000 | 22,000 | 3,520,000 | 102,368,000 | 128,403,084 |
| To: | 2042/ 43 | 288 | 96,768,000 | 10,400 | 2,080,000 | 22,000 | 3,520,000 | 102,368,000 | 128,403,084 |

Future value based on 2009/10 values escalated annually at: 3.0%
Source: City of Fremont TAZ growth model. (See Section E.4 in Chapter IV for methodology.)

**Table G-7A**
**Pass-Through Payments to Affected Taxing Entities**
**Irvington Original Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County | (3) County Flood Control | (4) County Library | (5) Flood Zone 6 | (6) Ohlone Comm. College | (7) Fremont Unified School | (8) County Supt Schools | (9) Bay Area Air Quality Mgmt. |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.90% | Levy: 20.03% | Levy: 0.14% | Levy: 2.44% | Levy: 2.19% | Levy: 3.64% | Levy: 19.04% | Levy: 0.56% | Levy: 0.24% |
| Base | 1977/ 78 | | | | | | | | | |
| 32 | 2009/ 10 | 40,224 | 134,579 | 834 | 16,881 | 12,789 | 17,161 | 89,876 | 2,662 | 1,115 |
| 33 | 2010/ 11 | 42,556 | 141,727 | 881 | 17,766 | 13,511 | 18,233 | 95,487 | 2,828 | 1,185 |
| 34 | 2011/ 12 | 44,951 | 149,012 | 928 | 18,668 | 14,250 | 19,336 | 101,264 | 2,999 | 1,256 |
| 35 | 2012/ 13 | 46,947 | 152,174 | 959 | 19,014 | 14,742 | 20,452 | 107,111 | 3,172 | 1,329 |
| 36 | 2013/ 14 | 58,642 | 189,832 | 1,200 | 23,706 | 18,439 | 25,698 | 134,583 | 3,985 | 1,670 |
| 37 | 2014/ 15 | 61,474 | 198,128 | 1,256 | 24,728 | 19,299 | 27,023 | 141,523 | 4,191 | 1,756 |
| 38 | 2015/ 16 | 63,900 | 202,131 | 1,294 | 25,172 | 19,903 | 28,367 | 148,562 | 4,399 | 1,843 |
| 39 | 2016/ 17 | 76,765 | 242,301 | 1,554 | 30,159 | 23,916 | 34,220 | 179,214 | 5,307 | 2,223 |
| 40 | 2017/ 18 | 80,104 | 251,831 | 1,619 | 31,329 | 24,919 | 35,799 | 187,484 | 5,552 | 2,326 |
| 41 | 2018/ 19 | 83,047 | 257,047 | 1,666 | 31,917 | 25,667 | 37,405 | 195,892 | 5,801 | 2,430 |
| 42 | 2019/ 20 | 97,238 | 300,251 | 1,950 | 37,265 | 30,046 | 43,934 | 230,087 | 6,814 | 2,855 |
| 43 | 2020/ 21 | 101,163 | 315,498 | 2,054 | 39,138 | 31,642 | 46,429 | 243,152 | 7,201 | 3,017 |
| 44 | 2021/ 22 | 104,711 | 326,455 | 2,140 | 40,432 | 32,991 | 48,976 | 256,492 | 7,596 | 3,182 |
| 45 | 2022/ 23 | 120,397 | 389,277 | 2,556 | 48,193 | 39,416 | 58,685 | 307,338 | 9,101 | 3,813 |
| 46 | 2023/ 24 | 124,993 | 406,712 | 2,676 | 50,329 | 41,263 | 61,619 | 322,704 | 9,556 | 4,004 |
| 47 | 2024/ 25 | 129,723 | 424,590 | 2,798 | 52,520 | 43,161 | 64,640 | 338,528 | 10,025 | 4,200 |
| 48 | 2025/ 26 | 22,067 | 72,620 | 479 | 8,979 | 7,396 | 11,108 | 58,175 | 1,723 | 722 |
| 49 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 127,730 | 425,318 | 2,643 | 53,314 | 40,550 | 54,730 | 286,627 | 8,488 | 3,556 |
| Subtotal: Post-$400M | | 1,171,173 | 3,728,847 | 24,201 | 462,881 | 372,800 | 544,356 | 2,850,845 | 84,424 | 35,368 |
| **TOTAL** | | **1,298,903** | **4,154,166** | **26,844** | **516,196** | **413,350** | **599,086** | **3,137,473** | **92,912** | **38,924** |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 515,563 | 1,661,716 | 10,524 | 207,423 | 161,767 | 226,290 | 1,185,105 | 35,095 | 14,703 |
| To: | 2027/ 28 | 1,298,903 | 4,154,166 | 26,844 | 516,196 | 413,350 | 599,086 | 3,137,473 | 92,912 | 38,924 |
| To: | 2042/ 43 | 1,298,903 | 4,154,166 | 26,844 | 516,196 | 413,350 | 599,086 | 3,137,473 | 92,912 | 38,924 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

**Table G-7B**
**Pass-Through Payments to Affected Taxing Entities**
**Irvington Original Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| Year (N) | Fiscal Year | (10) Mosquito Abatement District | (11) A.C. Transit District No. 2 | (12) Bay Area Rapid Transit District | (13) East Bay Regional Park | (14) Alameda County Water | (15) ERAF[A] | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|
| | | Levy: 0.10% | Levy: 3.57% | Levy: 0.69% | Levy: 3.32% | Levy: 0.92% | Levy: 28.23% | |
| Base | 1977/ 78 | | | | | | | |
| 32 | 2009/ 10 | 585 | 16,855 | 3,275 | 15,658 | 5,523 | 70,705 | 428,721 |
| 33 | 2010/ 11 | 617 | 17,908 | 3,479 | 16,636 | 5,831 | 76,819 | 455,464 |
| 34 | 2011/ 12 | 650 | 18,991 | 3,689 | 17,642 | 6,147 | 83,217 | 483,001 |
| 35 | 2012/ 13 | 671 | 20,088 | 3,903 | 18,661 | 6,343 | 95,418 | 510,984 |
| 36 | 2013/ 14 | 839 | 25,240 | 4,903 | 23,447 | 7,931 | 121,729 | 641,846 |
| 37 | 2014/ 15 | 877 | 26,541 | 5,156 | 24,656 | 8,296 | 130,030 | 674,935 |
| 38 | 2015/ 16 | 902 | 27,861 | 5,413 | 25,883 | 8,539 | 144,447 | 708,615 |
| 39 | 2016/ 17 | 1,084 | 33,610 | 6,530 | 31,223 | 10,256 | 176,311 | 854,673 |
| 40 | 2017/ 18 | 1,129 | 35,161 | 6,831 | 32,664 | 10,681 | 186,686 | 894,116 |
| 41 | 2018/ 19 | 1,160 | 36,738 | 7,137 | 34,129 | 10,983 | 203,313 | 934,332 |
| 42 | 2019/ 20 | 1,358 | 43,151 | 8,383 | 40,086 | 12,852 | 241,044 | 1,097,312 |
| 43 | 2020/ 21 | 1,429 | 45,601 | 8,859 | 42,362 | 13,529 | 256,948 | 1,158,023 |
| 44 | 2021/ 22 | 1,488 | 48,103 | 9,345 | 44,686 | 14,087 | 279,431 | 1,220,115 |
| 45 | 2022/ 23 | 1,776 | 57,638 | 11,198 | 53,545 | 16,824 | 336,542 | 1,456,301 |
| 46 | 2023/ 24 | 1,859 | 60,520 | 11,757 | 56,222 | 17,607 | 355,893 | 1,527,715 |
| 47 | 2024/ 25 | 1,944 | 63,488 | 12,334 | 58,979 | 18,410 | 375,920 | 1,601,260 |
| 48 | 2025/ 26 | 333 | 10,910 | 2,120 | 10,135 | 3,154 | 65,031 | 274,950 |
| 49 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 1,852 | 53,754 | 10,443 | 49,937 | 17,501 | 230,741 | 1,367,186 |
| Subtotal: Post-$400M | | 16,848 | 534,649 | 103,868 | 496,679 | 159,492 | 2,968,744 | 13,555,177 |
| **TOTAL** | | **18,700** | **588,404** | **114,312** | **546,616** | **176,993** | **3,199,485** | **14,922,363** |
| **Cumulative** | | | | | | | | |
| To: | 2017/ 18 | 7,354 | 222,255 | 43,178 | 206,471 | 69,547 | 1,085,363 | 5,652,355 |
| To: | 2027/ 28 | 18,700 | 588,404 | 114,312 | 546,616 | 176,993 | 3,199,485 | 14,922,363 |
| To: | 2042/ 43 | 18,700 | 588,404 | 114,312 | 546,616 | 176,993 | 3,199,485 | 14,922,363 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table G-8A**
**Pass-Through Payments to Affected Taxing Entities**
**Irvington Original Area (Portion of Merged Project Area)**
**(In Present Value Dollars)**

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County | (3) County Flood Control | (4) County Library | (5) Flood Zone 6 | (5) Ohlone Comm. College | (6) Fremont Unified School | (7) County Supt Schools | (8) Bay Area Air Quality Mgmt. |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.90% | Levy: 20.03% | Levy: 0.14% | Levy: 2.44% | Levy: 2.19% | Levy: 3.64% | Levy: 19.04% | Levy: 0.56% | Levy: 0.24% |
| Base | 1977/ 78 | | | | | | | | | |
| 32 | 2009/ 10 | 40,224 | 134,579 | 834 | 16,881 | 12,789 | 17,161 | 89,876 | 2,662 | 1,115 |
| 33 | 2010/ 11 | 40,147 | 133,705 | 831 | 16,760 | 12,746 | 17,201 | 90,082 | 2,668 | 1,118 |
| 34 | 2011/ 12 | 40,006 | 132,620 | 826 | 16,614 | 12,682 | 17,209 | 90,125 | 2,669 | 1,118 |
| 35 | 2012/ 13 | 39,418 | 127,768 | 806 | 15,965 | 12,377 | 17,172 | 89,933 | 2,663 | 1,116 |
| 36 | 2013/ 14 | 46,450 | 150,365 | 950 | 18,778 | 14,605 | 20,355 | 106,603 | 3,157 | 1,323 |
| 37 | 2014/ 15 | 45,937 | 148,053 | 938 | 18,478 | 14,421 | 20,193 | 105,754 | 3,132 | 1,312 |
| 38 | 2015/ 16 | 45,047 | 142,494 | 912 | 17,745 | 14,031 | 19,998 | 104,730 | 3,101 | 1,299 |
| 39 | 2016/ 17 | 51,053 | 161,144 | 1,034 | 20,058 | 15,905 | 22,758 | 119,187 | 3,530 | 1,479 |
| 40 | 2017/ 18 | 50,258 | 158,002 | 1,016 | 19,656 | 15,634 | 22,461 | 117,630 | 3,483 | 1,459 |
| 41 | 2018/ 19 | 49,155 | 152,146 | 986 | 18,892 | 15,192 | 22,140 | 115,948 | 3,434 | 1,438 |
| 42 | 2019/ 20 | 54,297 | 167,659 | 1,089 | 20,808 | 16,777 | 24,533 | 128,479 | 3,805 | 1,594 |
| 43 | 2020/ 21 | 53,291 | 166,200 | 1,082 | 20,618 | 16,669 | 24,458 | 128,090 | 3,793 | 1,589 |
| 44 | 2021/ 22 | 52,038 | 162,238 | 1,063 | 20,093 | 16,396 | 24,340 | 127,469 | 3,775 | 1,581 |
| 45 | 2022/ 23 | 56,447 | 182,508 | 1,198 | 22,595 | 18,480 | 27,514 | 144,092 | 4,267 | 1,788 |
| 46 | 2023/ 24 | 55,285 | 179,889 | 1,183 | 22,261 | 18,251 | 27,254 | 142,732 | 4,227 | 1,771 |
| 47 | 2024/ 25 | 54,129 | 177,167 | 1,168 | 21,915 | 18,010 | 26,972 | 141,256 | 4,183 | 1,752 |
| 48 | 2025/ 26 | 8,686 | 28,587 | 189 | 3,535 | 2,911 | 4,373 | 22,900 | 678 | 284 |
| 49 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 120,377 | 400,904 | 2,491 | 50,255 | 38,218 | 51,571 | 270,083 | 7,998 | 3,351 |
| Subtotal: Post-$400M | | 661,493 | 2,104,220 | 13,614 | 261,395 | 209,660 | 304,521 | 1,594,803 | 47,228 | 19,785 |
| **TOTAL** | | **781,870** | **2,505,124** | **16,105** | **311,650** | **247,878** | **356,092** | **1,864,886** | **55,226** | **23,136** |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 398,540 | 1,288,730 | 8,146 | 160,935 | 125,192 | 174,509 | 913,920 | 27,064 | 11,338 |
| To: | 2027/ 28 | 781,870 | 2,505,124 | 16,105 | 311,650 | 247,878 | 356,092 | 1,864,886 | 55,226 | 23,136 |
| To: | 2042/ 43 | 781,870 | 2,505,124 | 16,105 | 311,650 | 247,878 | 356,092 | 1,864,886 | 55,226 | 23,136 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

Present value discounted to 2009/10 at: 6.0%

**Table G-8B**
**Pass-Through Payments to Affected Taxing Entities**
**Irvington Original Area (Portion of Merged Project Area)**
**(In Present Value Dollars)**

| Year (N) | Fiscal Year | (9) Mosquito Abatement District | (10) A.C. Transit District No. 2 | (11) Bay Area Rapid Transit District | (12) East Bay Regional Park | (13) Alameda County Water | (14) ERAF[A] | (15) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|
| | | Levy: 0.10% | Levy: 3.57% | Levy: 0.69% | Levy: 3.32% | Levy: 0.92% | Levy: 28.23% | |
| Base | 1977/ 78 | | | | | | | |
| 32 | 2009/ 10 | 585 | 16,855 | 3,275 | 15,658 | 5,523 | 70,705 | 428,721 |
| 33 | 2010/ 11 | 582 | 16,894 | 3,282 | 15,694 | 5,501 | 72,471 | 429,683 |
| 34 | 2011/ 12 | 579 | 16,902 | 3,284 | 15,702 | 5,471 | 74,063 | 429,870 |
| 35 | 2012/ 13 | 563 | 16,866 | 3,277 | 15,668 | 5,326 | 80,115 | 429,032 |
| 36 | 2013/ 14 | 664 | 19,992 | 3,884 | 18,572 | 6,282 | 96,421 | 508,402 |
| 37 | 2014/ 15 | 656 | 19,833 | 3,853 | 18,425 | 6,199 | 97,166 | 504,351 |
| 38 | 2015/ 16 | 636 | 19,641 | 3,816 | 18,246 | 6,019 | 101,830 | 499,546 |
| 39 | 2016/ 17 | 721 | 22,352 | 4,343 | 20,765 | 6,821 | 117,257 | 568,406 |
| 40 | 2017/ 18 | 708 | 22,060 | 4,286 | 20,494 | 6,701 | 117,129 | 560,979 |
| 41 | 2018/ 19 | 687 | 21,745 | 4,224 | 20,201 | 6,501 | 120,341 | 553,030 |
| 42 | 2019/ 20 | 758 | 24,095 | 4,681 | 22,384 | 7,176 | 134,598 | 612,733 |
| 43 | 2020/ 21 | 753 | 24,022 | 4,667 | 22,316 | 7,127 | 135,357 | 610,032 |
| 44 | 2021/ 22 | 739 | 23,906 | 4,644 | 22,208 | 7,001 | 138,869 | 606,360 |
| 45 | 2022/ 23 | 833 | 27,023 | 5,250 | 25,104 | 7,888 | 157,784 | 682,771 |
| 46 | 2023/ 24 | 822 | 26,768 | 5,200 | 24,867 | 7,787 | 157,412 | 675,710 |
| 47 | 2024/ 25 | 811 | 26,491 | 5,147 | 24,610 | 7,682 | 156,858 | 668,150 |
| 48 | 2025/ 26 | 131 | 4,295 | 834 | 3,990 | 1,241 | 25,599 | 108,233 |
| 49 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 51 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 1,746 | 50,652 | 9,840 | 47,054 | 16,495 | 217,239 | 1,288,273 |
| Subtotal: Post-$400M | | 9,482 | 299,091 | 58,106 | 277,849 | 89,753 | 1,636,735 | 7,587,735 |
| **TOTAL** | | **11,228** | **349,742** | **67,946** | **324,904** | **106,248** | **1,853,974** | **8,876,008** |
| **Cumulative** | | | | | | | | |
| To: | 2017/ 18 | 5,694 | 171,397 | 33,298 | 159,225 | 53,844 | 827,156 | 4,358,989 |
| To: | 2027/ 28 | 11,228 | 349,742 | 67,946 | 324,904 | 106,248 | 1,853,974 | 8,876,008 |
| To: | 2042/ 43 | 11,228 | 349,742 | 67,946 | 324,904 | 106,248 | 1,853,974 | 8,876,008 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table H-1**
**Summary of Tax Increment Projections**
**Irvington Added Area (Portion of Merged Project Area)**

| Summary of Assumptions | | |
|---|---|---|
| **Growth Assumptions** | | |
| | FY 2009/10 Secured Assessed Value: | $346,139,794 |
| | FY 2009/10 State Board Assessed Value: | $87,120 |
| | FY 2009/10 Unsecured Assessed Value: | $14,304,491 |
| | FY 2009/10 Total Assessed Value: | $360,531,405 |
| | FY 2008/09 Unitary Payments: | $1,323 |
| | Annual Inflationary Adjustment: 2% of Secured AV | |
| | Reassessed Property Assessments: 0% of Secured AV | |
| | Development Per RTC Absorption Analysis | |
| | Annual Growth in State Board Assessed Value: | 0.0% |
| | Annual Growth in Unsecured Assessed Value: | 0.0% |
| | Annual Growth in Unitary Payments: | 0.0% |
| **Tax Increment Generation** | | |
| | Project Adopted between 12/2/97 and 8/20/98 | |
| | Property Tax Rate: | 1.0% |
| | Tax Increment Cap: | N/A |
| | County Property Tax Admin Fee: | 1.1% |
| **Sponsoring Community** | | |
| | City receives pass-through | |
| | City's Unadjusted Levy Within Project Area: | 19.06% |
| **Agency Administration Cost** | | |
| | Estimated Cost in FY 2009/10 | $120,317 |
| | Annual Increase: | 5.0% |
| **Present Value Discount Rate** | | |
| | Present value discounted at: | 6.0% |
| **Historical Information** | | |
| | Base Assessed Value | 136,046,948 |
| | Year First Plan Limit was Reached: | N/A |
| | Assessed Value in that Year: | N/A |

| Tax Increment Projections From FY 2009/10 Through End of Project* | | | | | | |
|---|---|---|---|---|---|---|
| | Future Dollars | | | Present Value | | |
| | Pre-$400M Cap | Post-$400M Cap | Total | Pre-$400M Cap | Post-$400M Cap | Total |
| **Tax Increment (TI) to Agency** | | | | | | |
| Gross Tax Increment | $7,160,133 | $65,108,369 | $72,268,502 | $6,750,781 | $36,612,373 | $43,363,153 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 78,761 | 716,192 | 794,954 | 74,259 | 402,736 | 476,995 |
| Tax Increment to Agency | 7,081,371 | 64,392,177 | 71,473,548 | 6,676,522 | 36,209,636 | 42,886,158 |
| **TI Available to Agency After Obligations** | | | | | | |
| Tax Increment to Agency | 7,081,371 | 64,392,177 | 71,473,548 | 6,676,522 | 36,209,636 | 42,886,158 |
| Less: Pass-Throughs to Taxing Entities | 1,516,022 | 17,719,691 | 19,235,714 | 1,427,738 | 9,836,372 | 11,264,111 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 5,565,349 | 46,672,486 | 52,237,834 | 5,248,784 | 26,373,264 | 31,622,048 |
| **Projected Use of TI Funds** | | | | | | |
| Agency Administration (Non-Hsg) | 379,300 | 2,510,166 | 2,889,467 | 357,558 | 1,454,079 | 1,811,636 |
| TI Available for Housing Programs | 1,432,027 | 13,021,674 | 14,453,700 | 1,350,156 | 7,322,475 | 8,672,631 |
| TI Available for Non-Housing Projects | 3,754,022 | 31,140,645 | 34,894,667 | 3,541,070 | 17,596,711 | 21,137,781 |
| Total TI Funds Used by Agency | 5,565,349 | 46,672,486 | 52,237,834 | 5,248,784 | 26,373,264 | 31,622,048 |
| *Subtotal, TI for Housing & Projects* | *5,186,048* | *44,162,319* | *49,348,368* | *4,891,226* | *24,919,185* | *29,810,411* |
| **Cumulative TI for Housing Programs** | | | | | | |
| 2017/ 18 | | | 5,652,826 | | | 4,375,485 |
| 2027/ 28 | | | 14,453,700 | | | 8,672,631 |
| 2043/ 44 | | | 14,453,700 | | | 8,672,631 |
| **Cumulative TI for Non-Housing Projects** | | | | | | |
| 2017/ 18 | | | 14,215,491 | | | 11,056,127 |
| 2027/ 28 | | | 34,894,667 | | | 21,137,781 |
| 2043/ 44 | | | 34,894,667 | | | 21,137,781 |

* Includes one year extension authorized by the SB 1045 ordinance.

**Table H-2**
**Tax Increment Projections**
**Irvington Added Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Basic Tax Revenues* | (2) County Admin Fee | (3) Tax Increment to Agency | (4) Pass-Through Payments | (5) Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1997/ 98 | | | | | | | | | |
| 12 | 2009/ 10 | 2,280,782 | 25,089 | 2,255,693 | 467,970 | 120,317 | 456,156 | 456,156 | 1,211,249 | 1,211,249 |
| 13 | 2010/ 11 | 2,385,662 | 26,242 | 2,359,420 | 505,717 | 126,333 | 477,132 | 933,289 | 1,250,237 | 2,461,486 |
| 14 | 2011/ 12 | 2,493,689 | 27,431 | 2,466,258 | 542,335 | 132,650 | 498,738 | 1,432,027 | 1,292,535 | 3,754,022 |
| 15 | 2012/ 13 | 2,604,956 | 28,655 | 2,576,302 | 584,628 | 139,282 | 520,991 | 1,953,018 | 1,331,400 | 5,085,422 |
| 16 | 2013/ 14 | 3,007,602 | 33,084 | 2,974,519 | 679,385 | 146,246 | 601,520 | 2,554,538 | 1,547,367 | 6,632,789 |
| 17 | 2014/ 15 | 3,425,208 | 37,677 | 3,387,531 | 824,946 | 153,559 | 685,042 | 3,239,580 | 1,723,984 | 8,356,773 |
| 18 | 2015/ 16 | 3,558,487 | 39,143 | 3,519,344 | 927,620 | 161,237 | 711,697 | 3,951,277 | 1,718,789 | 10,075,563 |
| 19 | 2016/ 17 | 4,016,448 | 44,181 | 3,972,267 | 1,030,073 | 169,299 | 803,290 | 4,754,567 | 1,969,606 | 12,045,169 |
| 20 | 2017/ 18 | 4,491,295 | 49,404 | 4,441,891 | 1,195,547 | 177,764 | 898,259 | 5,652,826 | 2,170,322 | 14,215,491 |
| 21 | 2018/ 19 | 4,656,007 | 51,216 | 4,604,791 | 1,302,599 | 186,652 | 931,201 | 6,584,028 | 2,184,339 | 16,399,830 |
| 22 | 2019/ 20 | 5,176,080 | 56,937 | 5,119,143 | 1,433,209 | 195,984 | 1,035,216 | 7,619,243 | 2,454,734 | 18,854,564 |
| 23 | 2020/ 21 | 5,715,193 | 62,867 | 5,652,326 | 1,621,082 | 205,783 | 1,143,039 | 8,762,282 | 2,682,422 | 21,536,986 |
| 24 | 2021/ 22 | 5,916,021 | 65,076 | 5,850,945 | 1,745,335 | 216,073 | 1,183,204 | 9,945,486 | 2,706,333 | 24,243,319 |
| 25 | 2022/ 23 | 6,505,786 | 71,564 | 6,434,222 | 1,895,589 | 226,876 | 1,301,157 | 11,246,643 | 3,010,600 | 27,253,919 |
| 26 | 2023/ 24 | 7,117,001 | 78,287 | 7,038,714 | 2,108,616 | 238,220 | 1,423,400 | 12,670,044 | 3,268,478 | 30,522,396 |
| 27 | 2024/ 25 | 7,625,452 | 83,880 | 7,541,572 | 2,305,550 | 250,131 | 1,525,090 | 14,195,134 | 3,460,801 | 33,983,197 |
| 28 | 2025/ 26 | 1,292,832 | 14,221 | 1,278,611 | 65,513 | 43,060 | 258,566 | 14,453,700 | 911,471 | 34,894,667 |
| 29 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 30 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 31 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 32 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 33 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 34 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 35 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 36 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 37 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 38 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 39 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 40 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 41 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 42 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 43 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 44 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 45 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| 46 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 14,453,700 | 0 | 34,894,667 |
| Subtotal: Pre-$400M | | 7,160,133 | 78,761 | 7,081,371 | 1,516,022 | 379,300 | 1,432,027 | | 3,754,022 | |
| Subtotal: Post-$400M | | 65,108,369 | 716,192 | 64,392,177 | 17,719,691 | 2,510,166 | 13,021,674 | | 31,140,645 | |
| **TOTAL** | | **72,268,502** | **794,954** | **71,473,548** | **19,235,714** | **2,889,467** | **14,453,700** | | **34,894,667** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 28,264,130 | 310,905 | 27,953,225 | 6,758,221 | 1,326,687 | 5,652,826 | | 14,215,491 | |
| To: | 2027/ 28 | 72,268,502 | 794,954 | 71,473,548 | 19,235,714 | 2,889,467 | 14,453,700 | | 34,894,667 | |
| To: | 2043/ 44 | 72,268,502 | 794,954 | 71,473,548 | 19,235,714 | 2,889,467 | 14,453,700 | | 34,894,667 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Assumptions:**

| | |
|---|---|
| County Admin Fee as a % of Basic Tax Revenue: | 1.1% |
| Agency Administration Annual Increase: | 5.0% |
| TI for Housing Programs as a % of Basic Tax Revenue: | 20% |

**Table H-3**
**Tax Increment Projections**
**Irvington Added Area (Portion of Merged Project Area)**
**(In Present Value, 2010 Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) Basic | (2) County | (3) Tax | (4) Pass- | (5) Agency | | | | |
| Year (N) | Fiscal Year | Tax Revenues* | Admin Fee | Increment to Agency | Through Payments | Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1997/ 98 | | | | | | | | | |
| 12 | 2009/ 10 | 2,280,782 | 25,089 | 2,255,693 | 467,970 | 120,317 | 456,156 | 456,156 | 1,211,249 | 1,211,249 |
| 13 | 2010/ 11 | 2,250,625 | 24,757 | 2,225,868 | 477,091 | 119,182 | 450,125 | 906,281 | 1,179,469 | 2,390,718 |
| 14 | 2011/ 12 | 2,219,374 | 24,413 | 2,194,961 | 482,676 | 118,058 | 443,875 | 1,350,156 | 1,150,352 | 3,541,070 |
| 15 | 2012/ 13 | 2,187,172 | 24,059 | 2,163,113 | 490,865 | 116,944 | 437,434 | 1,787,590 | 1,117,869 | 4,658,940 |
| 16 | 2013/ 14 | 2,382,303 | 26,205 | 2,356,097 | 538,136 | 115,841 | 476,461 | 2,264,051 | 1,225,660 | 5,884,599 |
| 17 | 2014/ 15 | 2,559,515 | 28,155 | 2,531,360 | 616,448 | 114,748 | 511,903 | 2,775,954 | 1,288,261 | 7,172,861 |
| 18 | 2015/ 16 | 2,508,593 | 27,595 | 2,480,999 | 653,936 | 113,666 | 501,719 | 3,277,673 | 1,211,679 | 8,384,539 |
| 19 | 2016/ 17 | 2,671,167 | 29,383 | 2,641,785 | 685,057 | 112,593 | 534,233 | 3,811,906 | 1,309,901 | 9,694,440 |
| 20 | 2017/ 18 | 2,817,894 | 30,997 | 2,786,897 | 750,101 | 111,531 | 563,579 | 4,375,485 | 1,361,687 | 11,056,127 |
| 21 | 2018/ 19 | 2,755,884 | 30,315 | 2,725,569 | 771,006 | 110,479 | 551,177 | 4,926,662 | 1,292,907 | 12,349,034 |
| 22 | 2019/ 20 | 2,890,296 | 31,793 | 2,858,503 | 800,296 | 109,437 | 578,059 | 5,504,721 | 1,370,710 | 13,719,744 |
| 23 | 2020/ 21 | 3,010,692 | 33,118 | 2,977,575 | 853,966 | 108,404 | 602,138 | 6,106,859 | 1,413,066 | 15,132,811 |
| 24 | 2021/ 22 | 2,940,081 | 32,341 | 2,907,740 | 867,378 | 107,381 | 588,016 | 6,694,875 | 1,344,965 | 16,477,775 |
| 25 | 2022/ 23 | 3,050,166 | 33,552 | 3,016,614 | 888,726 | 106,368 | 610,033 | 7,304,909 | 1,411,487 | 17,889,262 |
| 26 | 2023/ 24 | 3,147,857 | 34,626 | 3,113,230 | 932,643 | 105,365 | 629,571 | 7,934,480 | 1,445,651 | 19,334,913 |
| 27 | 2024/ 25 | 3,181,835 | 35,000 | 3,146,834 | 962,025 | 104,371 | 636,367 | 8,570,847 | 1,444,071 | 20,778,984 |
| 28 | 2025/ 26 | 508,918 | 5,598 | 503,320 | 25,789 | 16,951 | 101,784 | 8,672,631 | 358,797 | 21,137,781 |
| 29 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 30 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 31 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 32 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 33 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 34 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 35 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 36 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 37 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 38 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 39 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 40 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 41 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 42 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 43 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 44 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 45 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| 46 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 8,672,631 | 0 | 21,137,781 |
| Subtotal: Pre-$400M | | 6,750,781 | 74,259 | 6,676,522 | 1,427,738 | 357,558 | 1,350,156 | | 3,541,070 | |
| Subtotal: Post-$400M | | 36,612,373 | 402,736 | 36,209,636 | 9,836,372 | 1,454,079 | 7,322,475 | | 17,596,711 | |
| **TOTAL** | | **43,363,153** | **476,995** | **42,886,158** | **11,264,111** | **1,811,636** | **8,672,631** | | **21,137,781** | |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | 21,877,424 | 240,652 | 21,636,773 | 5,162,281 | 1,042,880 | 4,375,485 | | 11,056,127 | |
| To: | 2027/ 28 | 43,363,153 | 476,995 | 42,886,158 | 11,264,111 | 1,811,636 | 8,672,631 | | 21,137,781 | |
| To: | 2043/ 44 | 43,363,153 | 476,995 | 42,886,158 | 11,264,111 | 1,811,636 | 8,672,631 | | 21,137,781 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Assumptions:**

Present value discounted at: 6.0%

## Table H-4
## Tax Revenues
## Irvington Added Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| | | First & Second Payments to Agency | | | Supplemental Payments | | Total Basic Tax Revenues | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) |
| Year (N) | Fiscal Year | Secured, State Board, Unseceurd AV | Increase in AV Over Base | First & Second Payments | Supplemental Secured Assessements | Supplemental Secured Payments | First & Second Payments | Supplemental Secured Payments | Unitary Payments | Total Basic Tax Revenues |
| Base | 1997/ 98 | 136,046,948 | | | | | | | | |
| 12 | 2009/ 10 | 360,531,405 | 224,484,457 | 2,244,845 | 3,461,398 | 34,614 | 2,244,845 | 34,614 | 1,323 | 2,280,782 |
| 13 | 2010/ 11 | 370,915,599 | 234,868,651 | 2,348,687 | 3,565,240 | 35,652 | 2,348,687 | 35,652 | 1,323 | 2,385,662 |
| 14 | 2011/ 12 | 381,611,318 | 245,564,370 | 2,455,644 | 3,672,197 | 36,722 | 2,455,644 | 36,722 | 1,323 | 2,493,689 |
| 15 | 2012/ 13 | 392,627,910 | 256,580,962 | 2,565,810 | 3,782,363 | 37,824 | 2,565,810 | 37,824 | 1,323 | 2,604,956 |
| 16 | 2013/ 14 | 403,974,999 | 267,928,051 | 2,679,281 | 32,699,855 | 326,999 | 2,679,281 | 326,999 | 1,323 | 3,007,602 |
| 17 | 2014/ 15 | 444,466,522 | 308,419,574 | 3,084,196 | 33,968,891 | 339,689 | 3,084,196 | 339,689 | 1,323 | 3,425,208 |
| 18 | 2015/ 16 | 487,036,911 | 350,989,963 | 3,509,900 | 4,726,453 | 47,265 | 3,509,900 | 47,265 | 1,323 | 3,558,487 |
| 19 | 2016/ 17 | 501,216,270 | 365,169,322 | 3,651,693 | 36,343,179 | 363,432 | 3,651,693 | 363,432 | 1,323 | 4,016,448 |
| 20 | 2017/ 18 | 547,295,942 | 411,248,994 | 4,112,490 | 37,748,223 | 377,482 | 4,112,490 | 377,482 | 1,323 | 4,491,295 |
| 21 | 2018/ 19 | 595,702,252 | 459,655,304 | 4,596,553 | 5,813,106 | 58,131 | 4,596,553 | 58,131 | 1,323 | 4,656,007 |
| 22 | 2019/ 20 | 613,141,571 | 477,094,623 | 4,770,946 | 40,381,008 | 403,810 | 4,770,946 | 403,810 | 1,323 | 5,176,080 |
| 23 | 2020/ 21 | 665,497,578 | 529,450,630 | 5,294,506 | 41,936,373 | 419,364 | 5,294,506 | 419,364 | 1,323 | 5,715,193 |
| 24 | 2021/ 22 | 720,456,070 | 584,409,122 | 5,844,091 | 7,060,645 | 70,606 | 5,844,091 | 70,606 | 1,323 | 5,916,021 |
| 25 | 2022/ 23 | 741,638,004 | 605,591,056 | 6,055,911 | 44,855,179 | 448,552 | 6,055,911 | 448,552 | 1,323 | 6,505,786 |
| 26 | 2023/ 24 | 801,038,110 | 664,991,162 | 6,649,912 | 46,576,661 | 465,767 | 6,649,912 | 465,767 | 1,323 | 7,117,001 |
| 27 | 2024/ 25 | 863,347,702 | 727,300,754 | 7,273,008 | 35,112,108 | 351,121 | 7,273,008 | 351,121 | 1,323 | 7,625,452 |
| 28 | 2025/ 26 | 915,438,931 | 779,391,983 | 7,793,920 | 9,010,473 | 90,105 | 7,793,920 | 90,105 | 1,323 | 7,885,348 |
| 29 | 2026/ 27 | 942,470,351 | 806,423,403 | 8,064,234 | 9,280,787 | 92,808 | 8,064,234 | 92,808 | 1,323 | 8,158,365 |
| 30 | 2027/ 28 | 970,312,713 | 834,265,765 | 8,342,658 | 9,559,211 | 95,592 | 8,342,658 | 95,592 | 1,323 | 8,439,573 |
| 31 | 2028/ 29 | 998,990,346 | 862,943,398 | 8,629,434 | 9,845,987 | 98,460 | 8,629,434 | 98,460 | 1,323 | 8,729,217 |
| 32 | 2029/ 30 | 1,028,528,308 | 892,481,360 | 8,924,814 | 10,141,367 | 101,414 | 8,924,814 | 101,414 | 1,323 | 9,027,550 |
| 33 | 2030/ 31 | 1,058,952,409 | 922,905,461 | 9,229,055 | 10,445,608 | 104,456 | 9,229,055 | 104,456 | 1,323 | 9,334,834 |
| 34 | 2031/ 32 | 1,090,289,233 | 954,242,285 | 9,542,423 | 10,758,976 | 107,590 | 9,542,423 | 107,590 | 1,323 | 9,651,336 |
| 35 | 2032/ 33 | 1,122,566,162 | 986,519,214 | 9,865,192 | 11,081,746 | 110,817 | 9,865,192 | 110,817 | 1,323 | 9,977,333 |
| 36 | 2033/ 34 | 1,155,811,398 | 1,019,764,450 | 10,197,645 | 11,414,198 | 114,142 | 10,197,645 | 114,142 | 1,323 | 10,313,110 |
| 37 | 2034/ 35 | 1,190,053,992 | 1,054,007,044 | 10,540,070 | 11,756,624 | 117,566 | 10,540,070 | 117,566 | 1,323 | 10,658,960 |
| 38 | 2035/ 36 | 1,225,323,864 | 1,089,276,916 | 10,892,769 | 12,109,323 | 121,093 | 10,892,769 | 121,093 | 1,323 | 11,015,186 |
| 39 | 2036/ 37 | 1,261,651,831 | 1,125,604,883 | 11,256,049 | 12,472,602 | 124,726 | 11,256,049 | 124,726 | 1,323 | 11,382,098 |
| 40 | 2037/ 38 | 1,299,069,638 | 1,163,022,690 | 11,630,227 | 12,846,780 | 128,468 | 11,630,227 | 128,468 | 1,323 | 11,760,018 |
| 41 | 2038/ 39 | 1,337,609,979 | 1,201,563,031 | 12,015,630 | 13,232,184 | 132,322 | 12,015,630 | 132,322 | 1,323 | 12,149,275 |
| 42 | 2039/ 40 | 1,377,306,530 | 1,241,259,582 | 12,412,596 | 13,629,149 | 136,291 | 12,412,596 | 136,291 | 1,323 | 12,550,211 |
| 43 | 2040/ 41 | 1,418,193,977 | 1,282,147,029 | 12,821,470 | 14,038,024 | 140,380 | 12,821,470 | 140,380 | 1,323 | 12,963,174 |
| 44 | 2041/ 42 | 1,460,308,048 | 1,324,261,100 | 13,242,611 | 14,459,164 | 144,592 | 13,242,611 | 144,592 | 1,323 | 13,388,526 |
| 45 | 2042/ 43 | 1,503,685,541 | 1,367,638,593 | 13,676,386 | 14,892,939 | 148,929 | 13,676,386 | 148,929 | 1,323 | 13,826,639 |
| 46 | 2043/ 44 | 1,548,364,359 | 1,412,317,411 | 14,123,174 | 15,339,727 | 153,397 | 14,123,174 | 153,397 | 1,323 | 14,277,895 |
| Subtotal: Pre-$400M | | | | 7,049,175 | | 106,988 | 7,049,175 | 106,988 | 3,970 | 7,160,133 |
| Subtotal: Post-$400M | | | | 263,288,651 | | 5,973,189 | 263,288,651 | 5,973,189 | 42,342 | 269,304,183 |
| **TOTAL** | | | | **270,337,826** | | **6,080,177** | **270,337,826** | **6,080,177** | **46,312** | **276,464,315** |
| **Cumulative** | | | | | | | | | | |
| To: | 2017/ 18 | | | 26,652,543 | | 1,599,678 | 26,652,543 | 1,599,678 | 11,909 | 28,264,130 |
| To: | 2027/ 28 | | | 91,338,281 | | 4,095,534 | 91,338,281 | 4,095,534 | 25,141 | 95,458,956 |
| To: | 2043/ 44 | | | 270,337,826 | | 6,080,177 | 270,337,826 | 6,080,177 | 46,312 | 276,464,315 |

**Notes:**
First & Second Payments are based on the 1% basic tax rate applied to the Increase in AV Over Base.
Supplemental Secured Assessments include reassessed property and new development.
Supplemental Secured Payments are based on the 1% basic tax rate applied to the Supplemental Secured Assessments.
Unitary payments are estimated to escalate at an annual rate of: 0.0%

## Table H-5
## Growth in Assessed Value
## Irvington Added Area (Portion of Merged Project Area)

| | | Growth in Secured Assessed Value | | | | | | Total Secured, State Board and Unsecured AV | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | Growth Rates | | (7) | (8) | (9) | (10) |
| Year (N) | Fiscal Year | Secured AV | Inflationary Adjustments | Reassessed Property Assessments | New Development Assessments | (5) Annual | (6) Average Annual | Secured AV | State Board | Unsecured AV | Secured, State Board, Unsecured AV |
| Base | 1997/ 98 | | | | | | | | | | |
| 12 | 2009/ 10 | 346,139,794 | 6,922,796 | 3,461,398 | 0 | | | 346,139,794 | 87,120 | 14,304,491 | 360,531,405 |
| 13 | 2010/ 11 | 356,523,988 | 7,130,480 | 3,565,240 | 0 | *3.0%* | *3.0%* | 356,523,988 | 87,120 | 14,304,491 | 370,915,599 |
| 14 | 2011/ 12 | 367,219,707 | 7,344,394 | 3,672,197 | 0 | *3.0%* | *3.0%* | 367,219,707 | 87,120 | 14,304,491 | 381,611,318 |
| 15 | 2012/ 13 | 378,236,299 | 7,564,726 | 3,782,363 | 0 | *3.0%* | *3.0%* | 378,236,299 | 87,120 | 14,304,491 | 392,627,910 |
| 16 | 2013/ 14 | 389,583,388 | 7,791,668 | 3,895,834 | 28,804,021 | *3.0%* | *3.0%* | 389,583,388 | 87,120 | 14,304,491 | 403,974,999 |
| 17 | 2014/ 15 | 430,074,911 | 8,601,498 | 4,300,749 | 29,668,142 | *10.4%* | *4.4%* | 430,074,911 | 87,120 | 14,304,491 | 444,466,522 |
| 18 | 2015/ 16 | 472,645,300 | 9,452,906 | 4,726,453 | 0 | *9.9%* | *5.3%* | 472,645,300 | 87,120 | 14,304,491 | 487,036,911 |
| 19 | 2016/ 17 | 486,824,659 | 9,736,493 | 4,868,247 | 31,474,932 | *3.0%* | *5.0%* | 486,824,659 | 87,120 | 14,304,491 | 501,216,270 |
| 20 | 2017/ 18 | 532,904,331 | 10,658,087 | 5,329,043 | 32,419,180 | *9.5%* | *5.5%* | 532,904,331 | 87,120 | 14,304,491 | 547,295,942 |
| 21 | 2018/ 19 | 581,310,641 | 11,626,213 | 5,813,106 | 0 | *9.1%* | *5.9%* | 581,310,641 | 87,120 | 14,304,491 | 595,702,252 |
| 22 | 2019/ 20 | 598,749,960 | 11,974,999 | 5,987,500 | 34,393,508 | *3.0%* | *5.6%* | 598,749,960 | 87,120 | 14,304,491 | 613,141,571 |
| 23 | 2020/ 21 | 651,105,967 | 13,022,119 | 6,511,060 | 35,425,313 | *8.7%* | *5.9%* | 651,105,967 | 87,120 | 14,304,491 | 665,497,578 |
| 24 | 2021/ 22 | 706,064,459 | 14,121,289 | 7,060,645 | 0 | *8.4%* | *6.1%* | 706,064,459 | 87,120 | 14,304,491 | 720,456,070 |
| 25 | 2022/ 23 | 727,246,393 | 14,544,928 | 7,272,464 | 37,582,715 | *3.0%* | *5.9%* | 727,246,393 | 87,120 | 14,304,491 | 741,638,004 |
| 26 | 2023/ 24 | 786,646,499 | 15,732,930 | 7,866,465 | 38,710,196 | *8.2%* | *6.0%* | 786,646,499 | 87,120 | 14,304,491 | 801,038,110 |
| 27 | 2024/ 25 | 848,956,091 | 16,979,122 | 8,489,561 | 26,622,547 | *7.9%* | *6.2%* | 848,956,091 | 87,120 | 14,304,491 | 863,347,702 |
| 28 | 2025/ 26 | 901,047,320 | 18,020,946 | 9,010,473 | 0 | *6.1%* | *6.2%* | 901,047,320 | 87,120 | 14,304,491 | 915,438,931 |
| 29 | 2026/ 27 | 928,078,740 | 18,561,575 | 9,280,787 | 0 | *3.0%* | *6.0%* | 928,078,740 | 87,120 | 14,304,491 | 942,470,351 |
| 30 | 2027/ 28 | 955,921,102 | 19,118,422 | 9,559,211 | 0 | *3.0%* | *5.8%* | 955,921,102 | 87,120 | 14,304,491 | 970,312,713 |
| 31 | 2028/ 29 | 984,598,735 | 19,691,975 | 9,845,987 | 0 | *3.0%* | *5.7%* | 984,598,735 | 87,120 | 14,304,491 | 998,990,346 |
| 32 | 2029/ 30 | 1,014,136,697 | 20,282,734 | 10,141,367 | 0 | *3.0%* | *5.5%* | 1,014,136,697 | 87,120 | 14,304,491 | 1,028,528,308 |
| 33 | 2030/ 31 | 1,044,560,798 | 20,891,216 | 10,445,608 | 0 | *3.0%* | *5.4%* | 1,044,560,798 | 87,120 | 14,304,491 | 1,058,952,409 |
| 34 | 2031/ 32 | 1,075,897,622 | 21,517,952 | 10,758,976 | 0 | *3.0%* | *5.3%* | 1,075,897,622 | 87,120 | 14,304,491 | 1,090,289,233 |
| 35 | 2032/ 33 | 1,108,174,551 | 22,163,491 | 11,081,746 | 0 | *3.0%* | *5.2%* | 1,108,174,551 | 87,120 | 14,304,491 | 1,122,566,162 |
| 36 | 2033/ 34 | 1,141,419,787 | 22,828,396 | 11,414,198 | 0 | *3.0%* | *5.1%* | 1,141,419,787 | 87,120 | 14,304,491 | 1,155,811,398 |
| 37 | 2034/ 35 | 1,175,662,381 | 23,513,248 | 11,756,624 | 0 | *3.0%* | *5.0%* | 1,175,662,381 | 87,120 | 14,304,491 | 1,190,053,992 |
| 38 | 2035/ 36 | 1,210,932,253 | 24,218,645 | 12,109,323 | 0 | *3.0%* | *4.9%* | 1,210,932,253 | 87,120 | 14,304,491 | 1,225,323,864 |
| 39 | 2036/ 37 | 1,247,260,220 | 24,945,204 | 12,472,602 | 0 | *3.0%* | *4.9%* | 1,247,260,220 | 87,120 | 14,304,491 | 1,261,651,831 |
| 40 | 2037/ 38 | 1,284,678,027 | 25,693,561 | 12,846,780 | 0 | *3.0%* | *4.8%* | 1,284,678,027 | 87,120 | 14,304,491 | 1,299,069,638 |
| 41 | 2038/ 39 | 1,323,218,368 | 26,464,367 | 13,232,184 | 0 | *3.0%* | *4.7%* | 1,323,218,368 | 87,120 | 14,304,491 | 1,337,609,979 |
| 42 | 2039/ 40 | 1,362,914,919 | 27,258,298 | 13,629,149 | 0 | *3.0%* | *4.7%* | 1,362,914,919 | 87,120 | 14,304,491 | 1,377,306,530 |
| 43 | 2040/ 41 | 1,403,802,366 | 28,076,047 | 14,038,024 | 0 | *3.0%* | *4.6%* | 1,403,802,366 | 87,120 | 14,304,491 | 1,418,193,977 |
| 44 | 2041/ 42 | 1,445,916,437 | 28,918,329 | 14,459,164 | 0 | *3.0%* | *4.6%* | 1,445,916,437 | 87,120 | 14,304,491 | 1,460,308,048 |
| 45 | 2042/ 43 | 1,489,293,930 | 29,785,879 | 14,892,939 | 0 | *3.0%* | *4.5%* | 1,489,293,930 | 87,120 | 14,304,491 | 1,503,685,541 |
| 46 | 2043/ 44 | 1,533,972,748 | 30,679,455 | 15,339,727 | 0 | *3.0%* | *4.5%* | 1,533,972,748 | 87,120 | 14,304,491 | 1,548,364,359 |
| Subtotal: Pre-$400M | | | | | 0 | | | | | | |
| Subtotal: Post-$400M | | | | | 295,100,555 | | | | | | |
| **TOTAL** | | | | | **295,100,555** | | | | | | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2017/ 18 | | | | 122,366,275 | | | | | | |
| To: | 2027/ 28 | | | | 295,100,555 | | | | | | |
| To: | 2043/ 44 | | | | 295,100,555 | | | | | | |

**Assumptions:**

Annual Inflationary Adjustment: 2% of Secured AV
Reassessed Property Assessments: 0% of Secured AV
Development Per RTC Absorption Analysis

State Board Annual Increase: 0.0%
Unsecured AV Annual Increase: 0.0%

## Table H-6
## New Development Schedule
## Irvington Added Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| | | Residential | | Commercial | | Industrial | | Total Assessed Value | |
|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| Year (N) | Fiscal Year | Units | Incremental Assessed Value ($336,000/unit) | Square Feet | Incremental Assessed Value ($200/unit) | Square Feet | Incremental Assessed Value ($160/SF) | Present Value | Future Dollars |
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | | 0 | | 0 | | 0 | 0 | 0 |
| 13 | 2010/ 11 | | 0 | | 0 | | 0 | 0 | 0 |
| 14 | 2011/ 12 | | 0 | | 0 | | 0 | 0 | 0 |
| 15 | 2012/ 13 | | 0 | | 0 | | 0 | 0 | 0 |
| 16 | 2013/ 14 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 28,804,021 |
| 17 | 2014/ 15 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 29,668,142 |
| 18 | 2015/ 16 | | 0 | | 0 | | 0 | 0 | 0 |
| 19 | 2016/ 17 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 31,474,932 |
| 20 | 2017/ 18 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 32,419,180 |
| 21 | 2018/ 19 | | 0 | | 0 | | 0 | 0 | 0 |
| 22 | 2019/ 20 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 34,393,508 |
| 23 | 2020/ 21 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 35,425,313 |
| 24 | 2021/ 22 | | 0 | | 0 | | 0 | 0 | 0 |
| 25 | 2022/ 23 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 37,582,715 |
| 26 | 2023/ 24 | 72 | 24,192,000 | 2,600 | 520,000 | 5,500 | 880,000 | 25,592,000 | 38,710,196 |
| 27 | 2024/ 25 | 48 | 16,128,000 | 1,600 | 320,000 | 4,000 | 640,000 | 17,088,000 | 26,622,547 |
| 28 | 2025/ 26 | | 0 | | 0 | | 0 | 0 | 0 |
| 29 | 2026/ 27 | | 0 | | 0 | | 0 | 0 | 0 |
| 30 | 2027/ 28 | | 0 | | 0 | | 0 | 0 | 0 |
| 31 | 2028/ 29 | | 0 | | 0 | | 0 | 0 | 0 |
| 32 | 2029/ 30 | | 0 | | 0 | | 0 | 0 | 0 |
| 33 | 2030/ 31 | | 0 | | 0 | | 0 | 0 | 0 |
| 34 | 2031/ 32 | | 0 | | 0 | | 0 | 0 | 0 |
| 35 | 2032/ 33 | | 0 | | 0 | | 0 | 0 | 0 |
| 36 | 2033/ 34 | | 0 | | 0 | | 0 | 0 | 0 |
| 37 | 2034/ 35 | | 0 | | 0 | | 0 | 0 | 0 |
| 38 | 2035/ 36 | | 0 | | 0 | | 0 | 0 | 0 |
| 39 | 2036/ 37 | | 0 | | 0 | | 0 | 0 | 0 |
| 40 | 2037/ 38 | | 0 | | 0 | | 0 | 0 | 0 |
| 41 | 2038/ 39 | | 0 | | 0 | | 0 | 0 | 0 |
| 42 | 2039/ 40 | | 0 | | 0 | | 0 | 0 | 0 |
| 43 | 2040/ 41 | | 0 | | 0 | | 0 | 0 | 0 |
| 44 | 2041/ 42 | | 0 | | 0 | | 0 | 0 | 0 |
| 45 | 2042/ 43 | | 0 | | 0 | | 0 | 0 | 0 |
| 46 | 2043/ 44 | | 0 | | 0 | | 0 | 0 | 0 |
| **TOTAL** | | **624** | **209,664,000** | **22,400** | **4,480,000** | **48,000** | **7,680,000** | **221,824,000** | **295,100,555** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 288 | 96,768,000 | 10,400 | 2,080,000 | 22,000 | 3,520,000 | 102,368,000 | 122,366,275 |
| To: | 2027/ 28 | 624 | 209,664,000 | 22,400 | 4,480,000 | 48,000 | 7,680,000 | 221,824,000 | 295,100,555 |
| To: | 2043/ 44 | 624 | 209,664,000 | 22,400 | 4,480,000 | 48,000 | 7,680,000 | 221,824,000 | 295,100,555 |

Future value based on 2009/10 values escalated annually at: 3.0%
Source: City of Fremont TAZ growth model. (See Section E.4 in Chapter IV for methodology.)

## Table H-7A
## Pass-Through Payments to Affected Taxing Entities
## Irvington Added Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County | (3) County Flood Control | (4) County Library | (5) Flood Zone 6 | (6) Ohlone Comm. College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.91% | Levy: 20.03% | Levy: 0.14% | Levy: 2.44% | Levy: 2.20% | Levy: 3.64% | Levy: 19.04% | Levy: 0.56% |
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | 69,387 | 100,580 | 697 | 12,315 | 10,751 | 17,109 | 89,603 | 2,654 |
| 13 | 2010/ 11 | 72,514 | 109,156 | 757 | 13,362 | 11,681 | 18,620 | 97,512 | 2,888 |
| 14 | 2011/ 12 | 75,735 | 117,966 | 819 | 14,437 | 12,638 | 20,175 | 105,658 | 3,130 |
| 15 | 2012/ 13 | 79,053 | 127,018 | 882 | 15,541 | 13,622 | 21,777 | 114,047 | 3,378 |
| 16 | 2013/ 14 | 91,058 | 147,744 | 1,028 | 18,066 | 15,894 | 25,520 | 133,649 | 3,959 |
| 17 | 2014/ 15 | 103,510 | 181,106 | 1,263 | 22,134 | 19,531 | 31,468 | 164,799 | 4,881 |
| 18 | 2015/ 16 | 107,484 | 203,978 | 1,423 | 24,926 | 22,012 | 35,499 | 185,909 | 5,507 |
| 19 | 2016/ 17 | 121,139 | 227,880 | 1,592 | 27,835 | 24,641 | 39,845 | 208,674 | 6,181 |
| 20 | 2017/ 18 | 135,298 | 265,527 | 1,857 | 32,422 | 28,759 | 46,609 | 244,094 | 7,230 |
| 21 | 2018/ 19 | 140,209 | 291,831 | 2,041 | 35,630 | 31,623 | 51,286 | 268,588 | 7,955 |
| 22 | 2019/ 20 | 155,716 | 319,439 | 2,237 | 38,990 | 34,662 | 56,318 | 294,940 | 8,736 |
| 23 | 2020/ 21 | 171,791 | 362,018 | 2,537 | 44,177 | 39,327 | 63,998 | 335,160 | 9,927 |
| 24 | 2021/ 22 | 177,779 | 392,268 | 2,749 | 47,864 | 42,629 | 69,407 | 363,487 | 10,766 |
| 25 | 2022/ 23 | 195,364 | 424,116 | 2,975 | 51,740 | 46,135 | 75,213 | 393,898 | 11,667 |
| 26 | 2023/ 24 | 213,589 | 472,292 | 3,314 | 57,607 | 51,419 | 83,922 | 439,508 | 13,018 |
| 27 | 2024/ 25 | 228,750 | 517,551 | 3,634 | 63,119 | 56,380 | 92,094 | 482,301 | 14,286 |
| 28 | 2025/ 26 | 38,775 | 89,984 | 632 | 10,974 | 9,805 | 16,022 | 83,910 | 2,485 |
| 29 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 36 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 37 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 38 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 39 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 41 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 42 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 43 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 44 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 45 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 46 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 217,636 | 327,702 | 2,272 | 40,113 | 35,070 | 55,904 | 292,773 | 8,672 |
| Subtotal: Post-$400M | | 1,959,517 | 4,022,752 | 28,162 | 491,026 | 436,437 | 708,976 | 3,712,963 | 109,976 |
| **TOTAL** | | **2,177,153** | **4,350,454** | **30,435** | **531,139** | **471,508** | **764,880** | **4,005,736** | **118,648** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 855,179 | 1,480,954 | 10,316 | 181,037 | 159,529 | 256,621 | 1,343,944 | 39,807 |
| To: | 2027/ 28 | 2,177,153 | 4,350,454 | 30,435 | 531,139 | 471,508 | 764,880 | 4,005,736 | 118,648 |
| To: | 2043/ 44 | 2,177,153 | 4,350,454 | 30,435 | 531,139 | 471,508 | 764,880 | 4,005,736 | 118,648 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

## Table H-7B
## Pass-Through Payments to Affected Taxing Entities
## Irvington Added Area (Portion of Merged Project Area)
## (In Future Value, or "Actual" Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. | (10) Mosquito Abatement District | (11) A.C. Transit District No. 2 | (12) Bay Area Rapid Transit District | (13) East Bay Regional Park | (14) Alameda County Water | (15) ERAF[A] | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 0.24% | Levy: 0.10% | Levy: 3.57% | Levy: 0.69% | Levy: 3.32% | Levy: 0.93% | Levy: 28.21% | |
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | 1,112 | 477 | 16,804 | 3,265 | 15,611 | 4,536 | 123,070 | 467,970 |
| 13 | 2010/ 11 | 1,210 | 519 | 18,288 | 3,553 | 16,989 | 4,928 | 133,741 | 505,717 |
| 14 | 2011/ 12 | 1,311 | 561 | 19,815 | 3,850 | 18,408 | 5,330 | 142,504 | 542,335 |
| 15 | 2012/ 13 | 1,415 | 604 | 21,389 | 4,155 | 19,870 | 5,744 | 156,133 | 584,628 |
| 16 | 2013/ 14 | 1,658 | 705 | 25,065 | 4,870 | 23,285 | 6,700 | 180,185 | 679,385 |
| 17 | 2014/ 15 | 2,045 | 866 | 30,907 | 6,004 | 28,712 | 8,230 | 219,489 | 824,946 |
| 18 | 2015/ 16 | 2,307 | 976 | 34,866 | 6,774 | 32,390 | 9,275 | 254,297 | 927,620 |
| 19 | 2016/ 17 | 2,589 | 1,092 | 39,135 | 7,603 | 36,356 | 10,380 | 275,132 | 1,030,073 |
| 20 | 2017/ 18 | 3,029 | 1,274 | 45,778 | 8,894 | 42,527 | 12,112 | 320,139 | 1,195,547 |
| 21 | 2018/ 19 | 3,332 | 1,401 | 50,371 | 9,786 | 46,794 | 13,318 | 348,432 | 1,302,599 |
| 22 | 2019/ 20 | 3,659 | 1,535 | 55,313 | 10,746 | 51,385 | 14,595 | 384,937 | 1,433,209 |
| 23 | 2020/ 21 | 4,158 | 1,742 | 62,856 | 12,212 | 58,393 | 16,557 | 436,230 | 1,621,082 |
| 24 | 2021/ 22 | 4,510 | 1,888 | 68,169 | 13,244 | 63,328 | 17,946 | 469,299 | 1,745,335 |
| 25 | 2022/ 23 | 4,887 | 2,043 | 73,872 | 14,352 | 68,626 | 19,419 | 511,281 | 1,895,589 |
| 26 | 2023/ 24 | 5,453 | 2,276 | 82,426 | 16,014 | 76,573 | 21,641 | 569,564 | 2,108,616 |
| 27 | 2024/ 25 | 5,984 | 2,496 | 90,451 | 17,573 | 84,028 | 23,727 | 623,178 | 2,305,550 |
| 28 | 2025/ 26 | 1,041 | 434 | 15,737 | 3,057 | 14,619 | 4,126 | 107,982 | 399,584 |
| 29 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 36 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 37 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 38 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 39 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 41 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 42 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 43 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 44 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 45 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 46 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 3,632 | 1,557 | 54,907 | 10,667 | 51,008 | 14,794 | 399,315 | 1,516,022 |
| Subtotal: Post-$400M | | 46,068 | 19,332 | 696,335 | 135,282 | 646,887 | 183,770 | 4,856,279 | 18,053,762 |
| **TOTAL** | | **49,700** | **20,889** | **751,242** | **145,950** | **697,895** | **198,563** | **5,255,594** | **19,569,784** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 16,675 | 7,074 | 252,045 | 48,967 | 234,147 | 67,235 | 1,804,691 | 6,758,221 |
| To: | 2027/ 28 | 49,700 | 20,889 | 751,242 | 145,950 | 697,895 | 198,563 | 5,255,594 | 19,569,784 |
| To: | 2043/ 44 | 49,700 | 20,889 | 751,242 | 145,950 | 697,895 | 198,563 | 5,255,594 | 19,569,784 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table H-8A**
**Pass-Through Payments to Affected Taxing Entities**
**Irvington Added Area (Portion of Merged Project Area)**
**(In Present Value Dollars)**

| Year (N) | Fiscal Year | (1) City General Fund[A] Levy: 14.91% | (2) County Levy: 20.03% | (3) County Flood Control Levy: 0.14% | (4) County Library Levy: 2.44% | (5) Flood Zone 6 Levy: 2.20% | (6) Ohlone Comm. College Levy: 3.64% | (7) Fremont Unified School Levy: 19.04% | (8) County Supt Schools Levy: 0.56% |
|---|---|---|---|---|---|---|---|---|---|
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | 69,387 | 100,580 | 697 | 12,315 | 10,751 | 17,109 | 89,603 | 2,654 |
| 13 | 2010/ 11 | 68,409 | 102,977 | 714 | 12,605 | 11,020 | 17,566 | 91,993 | 2,725 |
| 14 | 2011/ 12 | 67,404 | 104,989 | 729 | 12,849 | 11,248 | 17,956 | 94,035 | 2,785 |
| 15 | 2012/ 13 | 66,374 | 106,647 | 741 | 13,049 | 11,437 | 18,284 | 95,756 | 2,836 |
| 16 | 2013/ 14 | 72,127 | 117,027 | 814 | 14,310 | 12,589 | 20,214 | 105,862 | 3,136 |
| 17 | 2014/ 15 | 77,349 | 135,333 | 943 | 16,540 | 14,595 | 23,515 | 123,148 | 3,648 |
| 18 | 2015/ 16 | 75,772 | 143,796 | 1,003 | 17,572 | 15,518 | 25,025 | 131,058 | 3,882 |
| 19 | 2016/ 17 | 80,565 | 151,553 | 1,059 | 18,512 | 16,387 | 26,500 | 138,780 | 4,111 |
| 20 | 2017/ 18 | 84,888 | 166,595 | 1,165 | 20,342 | 18,043 | 29,243 | 153,148 | 4,536 |
| 21 | 2018/ 19 | 82,990 | 172,734 | 1,208 | 21,090 | 18,718 | 30,356 | 158,977 | 4,709 |
| 22 | 2019/ 20 | 86,951 | 178,373 | 1,249 | 21,772 | 19,355 | 31,447 | 164,693 | 4,878 |
| 23 | 2020/ 21 | 90,497 | 190,707 | 1,336 | 23,272 | 20,717 | 33,713 | 176,558 | 5,230 |
| 24 | 2021/ 22 | 88,351 | 194,945 | 1,366 | 23,787 | 21,185 | 34,493 | 180,642 | 5,351 |
| 25 | 2022/ 23 | 91,594 | 198,842 | 1,395 | 24,258 | 21,630 | 35,263 | 184,675 | 5,470 |
| 26 | 2023/ 24 | 94,471 | 208,895 | 1,466 | 25,480 | 22,743 | 37,119 | 194,395 | 5,758 |
| 27 | 2024/ 25 | 95,449 | 215,956 | 1,516 | 26,338 | 23,525 | 38,427 | 201,247 | 5,961 |
| 28 | 2025/ 26 | 15,264 | 35,422 | 249 | 4,320 | 3,860 | 6,307 | 33,031 | 978 |
| 29 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 36 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 37 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 38 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 39 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 41 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 42 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 43 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 44 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 45 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 46 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 205,200 | 308,546 | 2,139 | 37,769 | 33,019 | 52,631 | 275,630 | 8,164 |
| Subtotal: Post-$400M | | 1,102,641 | 2,216,826 | 15,510 | 270,639 | 240,302 | 389,906 | 2,041,969 | 60,482 |
| **TOTAL** | | **1,307,841** | **2,525,372** | **17,650** | **308,408** | **273,321** | **442,537** | **2,317,599** | **68,646** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 662,274 | 1,129,497 | 7,864 | 138,092 | 121,589 | 195,411 | 1,023,382 | 30,312 |
| To: | 2027/ 28 | 1,307,841 | 2,525,372 | 17,650 | 308,408 | 273,321 | 442,537 | 2,317,599 | 68,646 |
| To: | 2043/ 44 | 1,307,841 | 2,525,372 | 17,650 | 308,408 | 273,321 | 442,537 | 2,317,599 | 68,646 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

Present value discounted at: 6.0%

## Table H-8B
## Pass-Through Payments to Affected Taxing Entities
## Irvington Added Area (Portion of Merged Project Area)
## (In Present Value Dollars)

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. | (10) Mosquito Abatement District | (11) A.C. Transit District No. 2 | (12) Bay Area Rapid Transit District | (13) East Bay Regional Park | (14) Alameda County Water | (15) ERAF[A] | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 0.24% | Levy: 0.10% | Levy: 3.57% | Levy: 0.69% | Levy: 3.32% | Levy: 0.93% | Levy: 28.21% | |
| Base | 1997/ 98 | | | | | | | | |
| 12 | 2009/ 10 | 1,112 | 477 | 16,804 | 3,265 | 15,611 | 4,536 | 123,070 | 467,970 |
| 13 | 2010/ 11 | 1,141 | 489 | 17,252 | 3,352 | 16,027 | 4,649 | 126,171 | 477,091 |
| 14 | 2011/ 12 | 1,167 | 499 | 17,635 | 3,426 | 16,383 | 4,744 | 126,828 | 482,676 |
| 15 | 2012/ 13 | 1,188 | 508 | 17,958 | 3,489 | 16,683 | 4,823 | 131,092 | 490,865 |
| 16 | 2013/ 14 | 1,313 | 558 | 19,854 | 3,857 | 18,444 | 5,307 | 142,724 | 538,136 |
| 17 | 2014/ 15 | 1,528 | 647 | 23,095 | 4,487 | 21,455 | 6,150 | 164,015 | 616,448 |
| 18 | 2015/ 16 | 1,626 | 688 | 24,579 | 4,775 | 22,834 | 6,539 | 179,269 | 653,936 |
| 19 | 2016/ 17 | 1,722 | 726 | 26,027 | 5,056 | 24,179 | 6,903 | 182,978 | 685,057 |
| 20 | 2017/ 18 | 1,900 | 799 | 28,722 | 5,580 | 26,682 | 7,599 | 200,859 | 750,101 |
| 21 | 2018/ 19 | 1,972 | 829 | 29,815 | 5,792 | 27,698 | 7,883 | 206,237 | 771,006 |
| 22 | 2019/ 20 | 2,043 | 857 | 30,887 | 6,001 | 28,693 | 8,150 | 214,947 | 800,296 |
| 23 | 2020/ 21 | 2,191 | 917 | 33,112 | 6,433 | 30,761 | 8,722 | 229,800 | 853,966 |
| 24 | 2021/ 22 | 2,241 | 938 | 33,878 | 6,582 | 31,472 | 8,919 | 233,227 | 867,378 |
| 25 | 2022/ 23 | 2,291 | 958 | 34,634 | 6,729 | 32,175 | 9,104 | 239,708 | 888,726 |
| 26 | 2023/ 24 | 2,412 | 1,007 | 36,457 | 7,083 | 33,868 | 9,572 | 251,919 | 932,643 |
| 27 | 2024/ 25 | 2,497 | 1,041 | 37,742 | 7,332 | 35,062 | 9,900 | 260,030 | 962,025 |
| 28 | 2025/ 26 | 410 | 171 | 6,195 | 1,203 | 5,755 | 1,624 | 42,507 | 157,295 |
| 29 | 2026/ 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | 2027/ 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | 2028/ 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | 2029/ 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33 | 2030/ 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34 | 2031/ 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | 2032/ 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 36 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 37 | 2034/ 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 38 | 2035/ 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 39 | 2036/ 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 | 2037/ 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 41 | 2038/ 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 42 | 2039/ 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 43 | 2040/ 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 44 | 2041/ 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 45 | 2042/ 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 46 | 2043/ 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal: Pre-$400M | | 3,420 | 1,466 | 51,692 | 10,043 | 48,021 | 13,928 | 376,069 | 1,427,738 |
| Subtotal: Post-$400M | | 25,335 | 10,645 | 382,954 | 74,399 | 355,760 | 101,195 | 2,679,313 | 9,967,878 |
| **TOTAL** | | **28,755** | **12,111** | **434,646** | **84,442** | **403,781** | **115,123** | **3,055,383** | **11,395,616** |
| **Cumulative** | | | | | | | | | |
| To: | 2017/ 18 | 12,697 | 5,392 | 191,927 | 37,287 | 178,298 | 51,250 | 1,377,007 | 5,162,281 |
| To: | 2027/ 28 | 28,755 | 12,111 | 434,646 | 84,442 | 403,781 | 115,123 | 3,055,383 | 11,395,616 |
| To: | 2043/ 44 | 28,755 | 12,111 | 434,646 | 84,442 | 403,781 | 115,123 | 3,055,383 | 11,395,616 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table I-1**
**Summary of Tax Increment Projections**
**Centerville Area (Portion of Merged Project Area)**

| Summary of Assumptions | |
|---|---|
| **Growth Assumptions** | |
| FY 2009/10 Secured Assessed Value: | $375,351,885 |
| FY 2009/10 State Board Assessed Value: | $0 |
| FY 2009/10 Unsecured Assessed Value: | $12,150,547 |
| FY 2009/10 Total Assessed Value: | $387,502,432 |
| FY 2008/09 Unitary Payments: | $1,957 |
| Annual Inflationary Adjustment: 2% of Secured AV | |
| Reassessed Property Assessments: 1% of Secured AV | |
| Development Per RTC Absorption Analysis | |
| Annual Growth in State Board Assessed Value: | 0.0% |
| Annual Growth in Unsecured Assessed Value: | 0.0% |
| Annual Growth in Unitary Payments: | 0.0% |
| **Tax Increment Generation** | |
| Project Adopted between 12/2/96 and 8/20/97 | |
| Property Tax Rate: | 1.0% |
| Tax Increment Cap: | N/A |
| County Property Tax Admin Fee: | 1.1% |
| **Sponsoring Community** | |
| City receives pass-through | |
| City's Unadjusted Levy Within Project Area: | 18.96% |
| **Agency Administration Cost** | |
| Estimated Cost in FY 2009/10 | $138,707 |
| Annual Increase: | 5.0% |
| **Present Value Discount Rate** | |
| Present value discounted at: | 6.0% |
| **Historical Information** | |
| Base Assessed Value | 136,083,742 |

| Tax Increment Projections From FY2009/10 Through End of Project | | | | | | |
|---|---|---|---|---|---|---|
| | Future Dollars | | | Present Value | | |
| | Pre-$400M Cap | Post-$400M Cap | Total | Pre-$400M Cap | Post-$400M Cap | Total |
| **Tax Increment (TI) to Agency** | | | | | | |
| Gross Tax Increment | $8,005,643 | $358,483,468 | $366,489,112 | $7,548,347 | $110,899,703 | $118,448,050 |
| Less: 2% Inflation Allocation | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: County Property Tax Admin Fee | 88,062 | 3,943,318 | 4,031,380 | 83,032 | 1,219,897 | 1,302,929 |
| Tax Increment to Agency | 7,917,581 | 354,540,150 | 362,457,732 | 7,465,315 | 109,679,806 | 117,145,122 |
| **TI Available to Agency After Obligations** | | | | | | |
| Tax Increment to Agency | 7,917,581 | 354,540,150 | 362,457,732 | 7,465,315 | 109,679,806 | 117,145,122 |
| Less: Pass-Throughs to Taxing Entities | 1,793,590 | 124,442,602 | 126,236,192 | 1,689,421 | 36,421,019 | 38,110,439 |
| Less: Bond Debt Service | 0 | 0 | 0 | 0 | 0 | 0 |
| Less: Agency ERAF Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TI Available to Agency After Obligations | 6,123,991 | 230,097,549 | 236,221,540 | 5,775,895 | 73,258,788 | 79,034,682 |
| **Projected Use of TI Funds** | | | | | | |
| Agency Administration (Non-Hsg) | 437,274 | 11,362,110 | 11,799,384 | 412,208 | 3,638,494 | 4,050,701 |
| TI Available for Housing Programs | 1,601,129 | 71,696,694 | 73,297,822 | 1,509,669 | 22,179,941 | 23,689,610 |
| TI Available for Non-Housing Projects | 4,085,588 | 147,038,745 | 151,124,333 | 3,854,017 | 47,440,354 | 51,294,371 |
| Total TI Funds Used by Agency | 6,123,991 | 230,097,549 | 236,221,540 | 5,775,895 | 73,258,788 | 79,034,682 |
| *Subtotal, TI for Housing & Projects* | *5,686,717* | *218,735,438* | *224,422,155* | *5,363,687* | *69,620,294* | *74,983,981* |
| **Cumulative TI for Housing Programs** | | | | | | |
| 2016/ 17 | | | 5,628,416 | | | 4,491,273 |
| 2026/ 27 | | | 21,742,182 | | | 12,087,651 |
| 2042/ 43 | | | 73,297,822 | | | 23,689,610 |
| **Cumulative TI for Non-Housing Projects** | | | | | | |
| 2016/ 17 | | | 13,884,603 | | | 11,122,716 |
| 2026/ 27 | | | 50,113,919 | | | 28,256,137 |
| 2042/ 43 | | | 151,124,333 | | | 51,294,371 |

* Includes one year extension authorized by the SB 1045 ordinance.

**Table I-2**
**Tax Increment Projections**
**Centerville Area (Portion of Merged Project Area)**
**(In Future Value or Nominal Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Basic Tax Revenues* | (2) County Admin Fee | (3) Tax Increment to Agency | (4) Pass-Through Payments | (5) Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1996/ 97 | | | | | | | | | |
| 13 | 2009/ 10 | 2,553,679 | 28,090 | 2,525,588 | 556,598 | 138,707 | 510,736 | 510,736 | 1,319,548 | 1,319,548 |
| 14 | 2010/ 11 | 2,667,410 | 29,342 | 2,638,069 | 597,455 | 145,642 | 533,482 | 1,044,218 | 1,361,489 | 2,681,037 |
| 15 | 2011/ 12 | 2,784,554 | 30,630 | 2,753,924 | 639,538 | 152,924 | 556,911 | 1,601,129 | 1,404,551 | 4,085,588 |
| 16 | 2012/ 13 | 3,175,334 | 34,929 | 3,140,405 | 736,902 | 160,571 | 635,067 | 2,236,195 | 1,607,865 | 5,693,454 |
| 17 | 2013/ 14 | 3,580,539 | 39,386 | 3,541,153 | 881,170 | 168,599 | 716,108 | 2,952,303 | 1,775,275 | 7,468,729 |
| 18 | 2014/ 15 | 4,006,084 | 44,067 | 3,962,017 | 1,032,703 | 177,029 | 801,217 | 3,753,520 | 1,951,069 | 9,419,798 |
| 19 | 2015/ 16 | 4,452,826 | 48,981 | 4,403,845 | 1,191,806 | 185,881 | 890,565 | 4,644,085 | 2,135,593 | 11,555,391 |
| 20 | 2016/ 17 | 4,921,654 | 54,138 | 4,867,515 | 1,358,799 | 195,175 | 984,331 | 5,628,416 | 2,329,211 | 13,884,603 |
| 21 | 2017/ 18 | 5,413,490 | 59,548 | 5,353,941 | 1,534,012 | 204,933 | 1,082,698 | 6,711,114 | 2,532,298 | 16,416,900 |
| 22 | 2018/ 19 | 5,929,292 | 65,222 | 5,864,070 | 1,717,789 | 215,180 | 1,185,858 | 7,896,972 | 2,745,243 | 19,162,143 |
| 23 | 2019/ 20 | 6,470,058 | 71,171 | 6,398,887 | 1,910,486 | 225,939 | 1,294,012 | 9,190,984 | 2,968,451 | 22,130,594 |
| 24 | 2020/ 21 | 7,036,819 | 77,405 | 6,959,414 | 2,112,472 | 237,236 | 1,407,364 | 10,598,348 | 3,202,342 | 25,332,936 |
| 25 | 2021/ 22 | 7,630,649 | 83,937 | 7,546,712 | 2,324,134 | 249,098 | 1,526,130 | 12,124,478 | 3,447,351 | 28,780,287 |
| 26 | 2022/ 23 | 8,252,663 | 90,779 | 8,161,883 | 2,545,868 | 261,553 | 1,650,533 | 13,775,010 | 3,703,930 | 32,484,217 |
| 27 | 2023/ 24 | 8,904,016 | 97,944 | 8,806,071 | 2,778,089 | 274,630 | 1,780,803 | 15,555,813 | 3,972,549 | 36,456,766 |
| 28 | 2024/ 25 | 9,585,909 | 105,445 | 9,480,464 | 3,021,227 | 288,362 | 1,917,182 | 17,472,995 | 4,253,693 | 40,710,459 |
| 29 | 2025/ 26 | 10,299,588 | 113,295 | 10,186,293 | 3,275,728 | 302,780 | 2,059,918 | 19,532,913 | 4,547,867 | 45,258,325 |
| 30 | 2026/ 27 | 11,046,347 | 121,510 | 10,924,837 | 3,542,055 | 317,919 | 2,209,269 | 21,742,182 | 4,855,594 | 50,113,919 |
| 31 | 2027/ 28 | 11,827,529 | 130,103 | 11,697,426 | 3,820,689 | 333,815 | 2,365,506 | 24,107,688 | 5,177,416 | 55,291,335 |
| 32 | 2028/ 29 | 12,644,526 | 139,090 | 12,505,436 | 4,197,494 | 350,506 | 2,528,905 | 26,636,593 | 5,428,531 | 60,719,866 |
| 33 | 2029/ 30 | 13,438,099 | 147,819 | 13,290,280 | 4,579,399 | 368,031 | 2,687,620 | 29,324,213 | 5,655,230 | 66,375,096 |
| 34 | 2030/ 31 | 13,870,647 | 152,577 | 13,718,070 | 4,883,022 | 386,433 | 2,774,129 | 32,098,342 | 5,674,486 | 72,049,582 |
| 35 | 2031/ 32 | 14,323,888 | 157,563 | 14,166,325 | 5,093,916 | 405,754 | 2,864,778 | 34,963,120 | 5,801,877 | 77,851,459 |
| 36 | 2032/ 33 | 14,790,726 | 162,698 | 14,628,028 | 5,311,137 | 426,042 | 2,958,145 | 37,921,265 | 5,932,703 | 83,784,163 |
| 37 | 2033/ 34 | 15,271,569 | 167,987 | 15,103,581 | 5,534,874 | 447,344 | 3,054,314 | 40,975,578 | 6,067,049 | 89,851,212 |
| 38 | 2034/ 35 | 15,766,837 | 173,435 | 15,593,402 | 5,765,324 | 469,711 | 3,153,367 | 44,128,946 | 6,205,000 | 96,056,211 |
| 39 | 2035/ 36 | 16,276,963 | 179,047 | 16,097,917 | 6,002,686 | 493,197 | 3,255,393 | 47,384,338 | 6,346,641 | 102,402,853 |
| 40 | 2036/ 37 | 16,802,394 | 184,826 | 16,617,567 | 6,247,169 | 517,857 | 3,360,479 | 50,744,817 | 6,492,063 | 108,894,916 |
| 41 | 2037/ 38 | 17,343,587 | 190,779 | 17,152,807 | 6,498,986 | 543,749 | 3,468,717 | 54,213,535 | 6,641,354 | 115,536,270 |
| 42 | 2038/ 39 | 17,901,015 | 196,911 | 17,704,104 | 6,758,358 | 570,937 | 3,580,203 | 57,793,738 | 6,794,607 | 122,330,876 |
| 43 | 2039/ 40 | 18,475,167 | 203,227 | 18,271,940 | 7,025,510 | 599,484 | 3,695,033 | 61,488,771 | 6,951,913 | 129,282,789 |
| 44 | 2040/ 41 | 19,066,543 | 209,732 | 18,856,811 | 7,300,677 | 629,458 | 3,813,309 | 65,302,080 | 7,113,368 | 136,396,157 |
| 45 | 2041/ 42 | 19,675,661 | 216,432 | 19,459,229 | 7,584,098 | 660,931 | 3,935,132 | 69,237,212 | 7,279,067 | 143,675,225 |
| 46 | 2042/ 43 | 20,303,052 | 223,334 | 20,079,719 | 7,876,022 | 693,977 | 4,060,610 | 73,297,822 | 7,449,108 | 151,124,333 |
| Subtotal: Pre-$400M | | 8,005,643 | 88,062 | 7,917,581 | 1,793,590 | 437,274 | 1,601,129 | | 4,085,588 | |
| Subtotal: Post-$400M | | 358,483,468 | 3,943,318 | 354,540,150 | 124,442,602 | 11,362,110 | 71,696,694 | | 147,038,745 | |
| TOTAL | | 366,489,112 | 4,031,380 | 362,457,732 | 126,236,192 | 11,799,384 | 73,297,822 | | 151,124,333 | |
| **Cumulative** | | | | | | | | | | |
| To: | 2016/ 17 | 28,142,080 | 309,563 | 27,832,517 | 6,994,970 | 1,324,528 | 5,628,416 | | 13,884,603 | |
| To: | 2026/ 27 | 108,710,910 | 1,195,820 | 107,515,090 | 31,756,830 | 3,902,159 | 21,742,182 | | 50,113,919 | |
| To: | 2042/ 43 | 366,489,112 | 4,031,380 | 362,457,732 | 126,236,192 | 11,799,384 | 73,297,822 | | 151,124,333 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Assumptions:**

| | |
|---|---|
| County Admin Fee as a % of Basic Tax Revenue: | 1.1% |
| Agency Administration Annual Increase: | 5.0% |
| TI for Housing Programs as a % of Basic Tax Revenue: | 20% |

**Table I-3**
**Tax Increment Projections**
**Centerville Area (Portion of Merged Project Area)**
**(In Present Value or Constant 2010 Dollars)**

| | | Tax Increment to Agency | | | Agency Obligations | | Net Tax Increment Available for Housing Programs | | Net Tax Increment Available for Non-Housing Projects | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Basic Tax Revenues* | (2) County Admin Fee | (3) Tax Increment to Agency | (4) Pass-Through Payments | (5) Agency Admin Expenses | (6) Annual | (7) Cumulative | (8) Annual | (9) Cumulative |
| Base | 1996/ 97 | | | | | | | | | |
| 13 | 2009/ 10 | 2,553,679 | 28,090 | 2,525,588 | 556,598 | 138,707 | 510,736 | 510,736 | 1,319,548 | 1,319,548 |
| 14 | 2010/ 11 | 2,516,425 | 27,681 | 2,488,744 | 563,637 | 137,398 | 503,285 | 1,014,021 | 1,284,424 | 2,603,972 |
| 15 | 2011/ 12 | 2,478,243 | 27,261 | 2,450,982 | 569,186 | 136,102 | 495,649 | 1,509,669 | 1,250,045 | 3,854,017 |
| 16 | 2012/ 13 | 2,666,072 | 29,327 | 2,636,745 | 618,717 | 134,818 | 533,214 | 2,042,884 | 1,349,995 | 5,204,012 |
| 17 | 2013/ 14 | 2,836,122 | 31,197 | 2,804,925 | 697,969 | 133,546 | 567,224 | 2,610,108 | 1,406,184 | 6,610,197 |
| 18 | 2014/ 15 | 2,993,579 | 32,929 | 2,960,650 | 771,695 | 132,287 | 598,716 | 3,208,824 | 1,457,952 | 8,068,149 |
| 19 | 2015/ 16 | 3,139,067 | 34,530 | 3,104,537 | 840,176 | 131,039 | 627,813 | 3,836,637 | 1,505,509 | 9,573,658 |
| 20 | 2016/ 17 | 3,273,181 | 36,005 | 3,237,176 | 903,679 | 129,802 | 654,636 | 4,491,273 | 1,549,059 | 11,122,716 |
| 21 | 2017/ 18 | 3,396,490 | 37,361 | 3,359,129 | 962,458 | 128,578 | 679,298 | 5,170,571 | 1,588,795 | 12,711,511 |
| 22 | 2018/ 19 | 3,509,539 | 38,605 | 3,470,934 | 1,016,756 | 127,365 | 701,908 | 5,872,479 | 1,624,905 | 14,336,416 |
| 23 | 2019/ 20 | 3,612,847 | 39,741 | 3,573,105 | 1,066,805 | 126,163 | 722,569 | 6,595,049 | 1,657,568 | 15,993,984 |
| 24 | 2020/ 21 | 3,706,909 | 40,776 | 3,666,133 | 1,112,824 | 124,973 | 741,382 | 7,336,430 | 1,686,954 | 17,680,937 |
| 25 | 2021/ 22 | 3,792,199 | 41,714 | 3,750,485 | 1,155,023 | 123,794 | 758,440 | 8,094,870 | 1,713,228 | 19,394,165 |
| 26 | 2022/ 23 | 3,869,170 | 42,561 | 3,826,609 | 1,193,602 | 122,626 | 773,834 | 8,868,704 | 1,736,547 | 21,130,712 |
| 27 | 2023/ 24 | 3,938,255 | 43,321 | 3,894,934 | 1,228,751 | 121,469 | 787,651 | 9,656,355 | 1,757,062 | 22,887,774 |
| 28 | 2024/ 25 | 3,999,865 | 43,999 | 3,955,866 | 1,260,653 | 120,323 | 799,973 | 10,456,328 | 1,774,917 | 24,662,692 |
| 29 | 2025/ 26 | 4,054,395 | 44,598 | 4,009,796 | 1,289,478 | 119,188 | 810,879 | 11,267,207 | 1,790,251 | 26,452,943 |
| 30 | 2026/ 27 | 4,102,220 | 45,124 | 4,057,096 | 1,315,393 | 118,064 | 820,444 | 12,087,651 | 1,803,195 | 28,256,137 |
| 31 | 2027/ 28 | 4,143,701 | 45,581 | 4,098,120 | 1,338,555 | 116,950 | 828,740 | 12,916,391 | 1,813,876 | 30,070,013 |
| 32 | 2028/ 29 | 4,179,180 | 45,971 | 4,133,209 | 1,387,326 | 115,847 | 835,836 | 13,752,227 | 1,794,200 | 31,864,213 |
| 33 | 2029/ 30 | 4,190,063 | 46,091 | 4,143,972 | 1,427,878 | 114,754 | 838,013 | 14,590,240 | 1,763,327 | 33,627,540 |
| 34 | 2030/ 31 | 4,080,126 | 44,881 | 4,035,244 | 1,436,367 | 113,671 | 816,025 | 15,406,265 | 1,669,181 | 35,296,721 |
| 35 | 2031/ 32 | 3,974,952 | 43,724 | 3,931,227 | 1,413,588 | 112,599 | 794,990 | 16,201,255 | 1,610,050 | 36,906,772 |
| 36 | 2032/ 33 | 3,872,171 | 42,594 | 3,829,578 | 1,390,441 | 111,537 | 774,434 | 16,975,690 | 1,553,166 | 38,459,937 |
| 37 | 2033/ 34 | 3,771,750 | 41,489 | 3,730,261 | 1,366,995 | 110,484 | 754,350 | 17,730,040 | 1,498,431 | 39,958,368 |
| 38 | 2034/ 35 | 3,673,651 | 40,410 | 3,633,241 | 1,343,313 | 109,442 | 734,730 | 18,464,770 | 1,445,756 | 41,404,125 |
| 39 | 2035/ 36 | 3,577,840 | 39,356 | 3,538,484 | 1,319,451 | 108,410 | 715,568 | 19,180,338 | 1,395,055 | 42,799,180 |
| 40 | 2036/ 37 | 3,484,278 | 38,327 | 3,445,951 | 1,295,463 | 107,387 | 696,856 | 19,877,193 | 1,346,246 | 44,145,426 |
| 41 | 2037/ 38 | 3,392,928 | 37,322 | 3,355,606 | 1,271,398 | 106,374 | 678,586 | 20,555,779 | 1,299,249 | 45,444,675 |
| 42 | 2038/ 39 | 3,303,753 | 36,341 | 3,267,412 | 1,247,300 | 105,370 | 660,751 | 21,216,530 | 1,253,990 | 46,698,665 |
| 43 | 2039/ 40 | 3,216,714 | 35,384 | 3,181,330 | 1,223,212 | 104,376 | 643,343 | 21,859,872 | 1,210,398 | 47,909,064 |
| 44 | 2040/ 41 | 3,131,772 | 34,449 | 3,097,323 | 1,199,172 | 103,392 | 626,354 | 22,486,227 | 1,168,405 | 49,077,469 |
| 45 | 2041/ 42 | 3,048,889 | 33,538 | 3,015,351 | 1,175,212 | 102,416 | 609,778 | 23,096,005 | 1,127,945 | 50,205,414 |
| 46 | 2042/ 43 | 2,968,027 | 32,648 | 2,935,378 | 1,151,366 | 101,450 | 593,605 | 23,689,610 | 1,088,957 | 51,294,371 |
| Subtotal: Pre-$400M | | 7,548,347 | 83,032 | 7,465,315 | 1,689,421 | 412,208 | 1,509,669 | | 3,854,017 | |
| Subtotal: Post-$400M | | 110,899,703 | 1,219,897 | 109,679,806 | 36,421,019 | 3,638,494 | 22,179,941 | | 47,440,354 | |
| TOTAL | | 118,448,050 | 1,302,929 | 117,145,122 | 38,110,439 | 4,050,701 | 23,689,610 | | 51,294,371 | |
| **Cumulative** | | | | | | | | | | |
| To: | 2016/ 17 | 22,456,367 | 247,020 | 22,209,347 | 5,521,658 | 1,073,700 | 4,491,273 | | 11,122,716 | |
| To: | 2026/ 27 | 60,438,255 | 664,821 | 59,773,434 | 17,123,402 | 2,306,243 | 12,087,651 | | 28,256,137 | |
| To: | 2042/ 43 | 118,448,050 | 1,302,929 | 117,145,122 | 38,110,439 | 4,050,701 | 23,689,610 | | 51,294,371 | |

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

**Assumptions:**

Present value discounted at: 6.0%

## Table I-4
## Tax Revenues
## Centerville Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| | | First & Second Payments to Agency | | | Supplemental Payments | | Total Basic Tax Revenues | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year (N) | Fiscal Year | (1) Secured, State Board, Unsecured AV | (2) Increase in AV Over Base | (3) First & Second Payments | (4) Supplemental Secured Assessments | (5) Supplemental Secured Payments | (6) First & Second Payments | (7) Supplemental Secured Payments | (8) Unitary Payments | (9) Total Basic Tax Revenues |
| Base | 1996/ 97 | 136,083,742 | | | | | | | | |
| 13 | 2009/ 10 | 387,502,432 | 251,418,690 | 2,514,187 | 3,753,519 | 37,535 | 2,514,187 | 37,535 | 1,957 | 2,553,679 |
| 14 | 2010/ 11 | 398,762,989 | 262,679,247 | 2,626,792 | 3,866,124 | 38,661 | 2,626,792 | 38,661 | 1,957 | 2,667,410 |
| 15 | 2011/ 12 | 410,361,362 | 274,277,620 | 2,742,776 | 3,982,108 | 39,821 | 2,742,776 | 39,821 | 1,957 | 2,784,554 |
| 16 | 2012/ 13 | 422,307,686 | 286,223,944 | 2,862,239 | 31,113,783 | 311,138 | 2,862,239 | 311,138 | 1,957 | 3,175,334 |
| 17 | 2013/ 14 | 461,624,612 | 325,540,870 | 3,255,409 | 32,317,318 | 323,173 | 3,255,409 | 323,173 | 1,957 | 3,580,539 |
| 18 | 2014/ 15 | 502,931,412 | 366,847,670 | 3,668,477 | 33,565,064 | 335,651 | 3,668,477 | 335,651 | 1,957 | 4,006,084 |
| 19 | 2015/ 16 | 546,312,093 | 410,228,351 | 4,102,284 | 34,858,588 | 348,586 | 4,102,284 | 348,586 | 1,957 | 4,452,826 |
| 20 | 2016/ 17 | 591,853,912 | 455,770,170 | 4,557,702 | 36,199,516 | 361,995 | 4,557,702 | 361,995 | 1,957 | 4,921,654 |
| 21 | 2017/ 18 | 639,647,495 | 503,563,753 | 5,035,638 | 37,589,526 | 375,895 | 5,035,638 | 375,895 | 1,957 | 5,413,490 |
| 22 | 2018/ 19 | 689,786,960 | 553,703,218 | 5,537,032 | 39,030,357 | 390,304 | 5,537,032 | 390,304 | 1,957 | 5,929,292 |
| 23 | 2019/ 20 | 742,370,045 | 606,286,303 | 6,062,863 | 40,523,808 | 405,238 | 6,062,863 | 405,238 | 1,957 | 6,470,058 |
| 24 | 2020/ 21 | 797,498,243 | 661,414,501 | 6,614,145 | 42,071,738 | 420,717 | 6,614,145 | 420,717 | 1,957 | 7,036,819 |
| 25 | 2021/ 22 | 855,276,935 | 719,193,193 | 7,191,932 | 43,676,073 | 436,761 | 7,191,932 | 436,761 | 1,957 | 7,630,649 |
| 26 | 2022/ 23 | 915,815,536 | 779,731,794 | 7,797,318 | 45,338,803 | 453,388 | 7,797,318 | 453,388 | 1,957 | 8,252,663 |
| 27 | 2023/ 24 | 979,227,639 | 843,143,897 | 8,431,439 | 47,061,989 | 470,620 | 8,431,439 | 470,620 | 1,957 | 8,904,016 |
| 28 | 2024/ 25 | 1,045,631,170 | 909,547,428 | 9,095,474 | 48,847,761 | 488,478 | 9,095,474 | 488,478 | 1,957 | 9,585,909 |
| 29 | 2025/ 26 | 1,115,148,543 | 979,064,801 | 9,790,648 | 50,698,323 | 506,983 | 9,790,648 | 506,983 | 1,957 | 10,299,588 |
| 30 | 2026/ 27 | 1,187,906,826 | 1,051,823,084 | 10,518,231 | 52,615,956 | 526,160 | 10,518,231 | 526,160 | 1,957 | 11,046,347 |
| 31 | 2027/ 28 | 1,264,037,908 | 1,127,954,166 | 11,279,542 | 54,603,019 | 546,030 | 11,279,542 | 546,030 | 1,957 | 11,827,529 |
| 32 | 2028/ 29 | 1,343,678,674 | 1,207,594,932 | 12,075,949 | 56,661,951 | 566,620 | 12,075,949 | 566,620 | 1,957 | 12,644,526 |
| 33 | 2029/ 30 | 1,426,971,187 | 1,290,887,445 | 12,908,874 | 52,726,742 | 527,267 | 12,908,874 | 527,267 | 1,957 | 13,438,099 |
| 34 | 2030/ 31 | 1,507,994,342 | 1,371,910,600 | 13,719,106 | 14,958,438 | 149,584 | 13,719,106 | 149,584 | 1,957 | 13,870,647 |
| 35 | 2031/ 32 | 1,552,869,656 | 1,416,785,914 | 14,167,859 | 15,407,191 | 154,072 | 14,167,859 | 154,072 | 1,957 | 14,323,888 |
| 36 | 2032/ 33 | 1,599,091,230 | 1,463,007,488 | 14,630,075 | 15,869,407 | 158,694 | 14,630,075 | 158,694 | 1,957 | 14,790,726 |
| 37 | 2033/ 34 | 1,646,699,450 | 1,510,615,708 | 15,106,157 | 16,345,489 | 163,455 | 15,106,157 | 163,455 | 1,957 | 15,271,569 |
| 38 | 2034/ 35 | 1,695,735,917 | 1,559,652,175 | 15,596,522 | 16,835,854 | 168,359 | 15,596,522 | 168,359 | 1,957 | 15,766,837 |
| 39 | 2035/ 36 | 1,746,243,478 | 1,610,159,736 | 16,101,597 | 17,340,929 | 173,409 | 16,101,597 | 173,409 | 1,957 | 16,276,963 |
| 40 | 2036/ 37 | 1,798,266,266 | 1,662,182,524 | 16,621,825 | 17,861,157 | 178,612 | 16,621,825 | 178,612 | 1,957 | 16,802,394 |
| 41 | 2037/ 38 | 1,851,849,738 | 1,715,765,996 | 17,157,660 | 18,396,992 | 183,970 | 17,157,660 | 183,970 | 1,957 | 17,343,587 |
| 42 | 2038/ 39 | 1,907,040,713 | 1,770,956,971 | 17,709,570 | 18,948,902 | 189,489 | 17,709,570 | 189,489 | 1,957 | 17,901,015 |
| 43 | 2039/ 40 | 1,963,887,418 | 1,827,803,676 | 18,278,037 | 19,517,369 | 195,174 | 18,278,037 | 195,174 | 1,957 | 18,475,167 |
| 44 | 2040/ 41 | 2,022,439,525 | 1,886,355,783 | 18,863,558 | 20,102,890 | 201,029 | 18,863,558 | 201,029 | 1,957 | 19,066,543 |
| 45 | 2041/ 42 | 2,082,748,194 | 1,946,664,452 | 19,466,645 | 20,705,976 | 207,060 | 19,466,645 | 207,060 | 1,957 | 19,675,661 |
| 46 | 2042/ 43 | 2,144,866,123 | 2,008,782,381 | 20,087,824 | 21,327,156 | 213,272 | 20,087,824 | 213,272 | 1,957 | 20,303,052 |
| Subtotal: Pre-$400M | | | | 7,883,756 | | 116,018 | 7,883,756 | 116,018 | 5,870 | 8,005,643 |
| Subtotal: Post-$400M | | | | 348,291,629 | | 10,131,181 | 348,291,629 | 10,131,181 | 60,659 | 358,483,468 |
| TOTAL | | | | 356,175,385 | | 10,247,198 | 356,175,385 | 10,247,198 | 66,529 | 366,489,112 |
| **Cumulative** | | | | | | | | | | |
| To: | 2016/ 17 | | | 26,329,866 | | 1,796,560 | 26,329,866 | 1,796,560 | 15,654 | 28,142,080 |
| To: | 2026/ 27 | | | 102,404,585 | | 6,271,104 | 102,404,585 | 6,271,104 | 35,221 | 108,710,910 |
| To: | 2042/ 43 | | | 356,175,385 | | 10,247,198 | 356,175,385 | 10,247,198 | 66,529 | 366,489,112 |

**Notes:**
First & Second Payments are based on the 1% basic tax rate applied to the Increase in AV Over Base.
Supplemental Secured Assessments include reassessed property and new development.
Supplemental Secured Payments are based on the 1% basic tax rate applied to the Supplemental Secured Assessments.
Unitary payments are estimated to escalate at an annual rate of: 0.0%

## Table I-5
## Growth in Assessed Value
## Centerville Area (Portion of Merged Project Area)
## (In Future Value or Nominal Dollars)

| | | Growth in Secured Assessed Value | | | | | | Total Secured, State Board and Unsecured AV | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | Growth Rates | | (7) | (8) | (9) | (10) |
| Year (N) | Fiscal Year | Secured AV | Inflationary Adjustments | Reassessed Property Assessments | New Development Assessments | (5) Annual | (6) Average Annual | Secured AV | State Board | Unsecured AV | Secured, State Board, Unsecured AV |
| Base | 1996/ 97 | | | | | | | | | | |
| 13 | 2009/ 10 | 375,351,885 | 7,507,038 | 3,753,519 | 0 | | | 375,351,885 | 0 | 12,150,547 | 387,502,432 |
| 14 | 2010/ 11 | 386,612,442 | 7,732,249 | 3,866,124 | 0 | *3.0%* | *3.0%* | 386,612,442 | 0 | 12,150,547 | 398,762,989 |
| 15 | 2011/ 12 | 398,210,815 | 7,964,216 | 3,982,108 | 0 | *3.0%* | *3.0%* | 398,210,815 | 0 | 12,150,547 | 410,361,362 |
| 16 | 2012/ 13 | 410,157,139 | 8,203,143 | 4,101,571 | 27,012,211 | *3.0%* | *3.0%* | 410,157,139 | 0 | 12,150,547 | 422,307,686 |
| 17 | 2013/ 14 | 449,474,065 | 8,989,481 | 4,494,741 | 27,822,578 | *9.6%* | *4.6%* | 449,474,065 | 0 | 12,150,547 | 461,624,612 |
| 18 | 2014/ 15 | 490,780,865 | 9,815,617 | 4,907,809 | 28,657,255 | *9.2%* | *5.5%* | 490,780,865 | 0 | 12,150,547 | 502,931,412 |
| 19 | 2015/ 16 | 534,161,546 | 10,683,231 | 5,341,615 | 29,516,973 | *8.8%* | *6.1%* | 534,161,546 | 0 | 12,150,547 | 546,312,093 |
| 20 | 2016/ 17 | 579,703,365 | 11,594,067 | 5,797,034 | 30,402,482 | *8.5%* | *6.4%* | 579,703,365 | 0 | 12,150,547 | 591,853,912 |
| 21 | 2017/ 18 | 627,496,948 | 12,549,939 | 6,274,969 | 31,314,556 | *8.2%* | *6.6%* | 627,496,948 | 0 | 12,150,547 | 639,647,495 |
| 22 | 2018/ 19 | 677,636,413 | 13,552,728 | 6,776,364 | 32,253,993 | *8.0%* | *6.8%* | 677,636,413 | 0 | 12,150,547 | 689,786,960 |
| 23 | 2019/ 20 | 730,219,498 | 14,604,390 | 7,302,195 | 33,221,613 | *7.8%* | *6.9%* | 730,219,498 | 0 | 12,150,547 | 742,370,045 |
| 24 | 2020/ 21 | 785,347,696 | 15,706,954 | 7,853,477 | 34,218,261 | *7.5%* | *6.9%* | 785,347,696 | 0 | 12,150,547 | 797,498,243 |
| 25 | 2021/ 22 | 843,126,388 | 16,862,528 | 8,431,264 | 35,244,809 | *7.4%* | *7.0%* | 843,126,388 | 0 | 12,150,547 | 855,276,935 |
| 26 | 2022/ 23 | 903,664,989 | 18,073,300 | 9,036,650 | 36,302,153 | *7.2%* | *7.0%* | 903,664,989 | 0 | 12,150,547 | 915,815,536 |
| 27 | 2023/ 24 | 967,077,092 | 19,341,542 | 9,670,771 | 37,391,218 | *7.0%* | *7.0%* | 967,077,092 | 0 | 12,150,547 | 979,227,639 |
| 28 | 2024/ 25 | 1,033,480,623 | 20,669,612 | 10,334,806 | 38,512,955 | *6.9%* | *7.0%* | 1,033,480,623 | 0 | 12,150,547 | 1,045,631,170 |
| 29 | 2025/ 26 | 1,102,997,996 | 22,059,960 | 11,029,980 | 39,668,343 | *6.7%* | *7.0%* | 1,102,997,996 | 0 | 12,150,547 | 1,115,148,543 |
| 30 | 2026/ 27 | 1,175,756,279 | 23,515,126 | 11,757,563 | 40,858,393 | *6.6%* | *6.9%* | 1,175,756,279 | 0 | 12,150,547 | 1,187,906,826 |
| 31 | 2027/ 28 | 1,251,887,361 | 25,037,747 | 12,518,874 | 42,084,145 | *6.5%* | *6.9%* | 1,251,887,361 | 0 | 12,150,547 | 1,264,037,908 |
| 32 | 2028/ 29 | 1,331,528,127 | 26,630,563 | 13,315,281 | 43,346,670 | *6.4%* | *6.9%* | 1,331,528,127 | 0 | 12,150,547 | 1,343,678,674 |
| 33 | 2029/ 30 | 1,414,820,640 | 28,296,413 | 14,148,206 | 38,578,536 | *6.3%* | *6.9%* | 1,414,820,640 | 0 | 12,150,547 | 1,426,971,187 |
| 34 | 2030/ 31 | 1,495,843,795 | 29,916,876 | 14,958,438 | 0 | *5.7%* | *6.8%* | 1,495,843,795 | 0 | 12,150,547 | 1,507,994,342 |
| 35 | 2031/ 32 | 1,540,719,109 | 30,814,382 | 15,407,191 | 0 | *3.0%* | *6.6%* | 1,540,719,109 | 0 | 12,150,547 | 1,552,869,656 |
| 36 | 2032/ 33 | 1,586,940,683 | 31,738,814 | 15,869,407 | 0 | *3.0%* | *6.5%* | 1,586,940,683 | 0 | 12,150,547 | 1,599,091,230 |
| 37 | 2033/ 34 | 1,634,548,903 | 32,690,978 | 16,345,489 | 0 | *3.0%* | *6.3%* | 1,634,548,903 | 0 | 12,150,547 | 1,646,699,450 |
| 38 | 2034/ 35 | 1,683,585,370 | 33,671,707 | 16,835,854 | 0 | *3.0%* | *6.2%* | 1,683,585,370 | 0 | 12,150,547 | 1,695,735,917 |
| 39 | 2035/ 36 | 1,734,092,931 | 34,681,859 | 17,340,929 | 0 | *3.0%* | *6.1%* | 1,734,092,931 | 0 | 12,150,547 | 1,746,243,478 |
| 40 | 2036/ 37 | 1,786,115,719 | 35,722,314 | 17,861,157 | 0 | *3.0%* | *5.9%* | 1,786,115,719 | 0 | 12,150,547 | 1,798,266,266 |
| 41 | 2037/ 38 | 1,839,699,191 | 36,793,984 | 18,396,992 | 0 | *3.0%* | *5.8%* | 1,839,699,191 | 0 | 12,150,547 | 1,851,849,738 |
| 42 | 2038/ 39 | 1,894,890,166 | 37,897,803 | 18,948,902 | 0 | *3.0%* | *5.7%* | 1,894,890,166 | 0 | 12,150,547 | 1,907,040,713 |
| 43 | 2039/ 40 | 1,951,736,871 | 39,034,737 | 19,517,369 | 0 | *3.0%* | *5.6%* | 1,951,736,871 | 0 | 12,150,547 | 1,963,887,418 |
| 44 | 2040/ 41 | 2,010,288,978 | 40,205,780 | 20,102,890 | 0 | *3.0%* | *5.6%* | 2,010,288,978 | 0 | 12,150,547 | 2,022,439,525 |
| 45 | 2041/ 42 | 2,070,597,647 | 41,411,953 | 20,705,976 | 0 | *3.0%* | *5.5%* | 2,070,597,647 | 0 | 12,150,547 | 2,082,748,194 |
| 46 | 2042/ 43 | 2,132,715,576 | 42,654,312 | 21,327,156 | 0 | *3.0%* | *5.4%* | 2,132,715,576 | 0 | 12,150,547 | 2,144,866,123 |
| Subtotal: Pre-$400M | | | | | 0 | | | | | | |
| Subtotal: Post-$400M | | | | | 626,407,145 | | | | | | |
| TOTAL | | | | | 626,407,145 | | | | | | |
| **Cumulative** | | | | | | | | | | | |
| To: | 2016/ 17 | | | | 143,411,499 | | | | | | |
| To: | 2026/ 27 | | | | 502,397,794 | | | | | | |
| To: | 2042/ 43 | | | | 626,407,145 | | | | | | |

**Assumptions:**

Annual Inflationary Adjustment: 2% of Secured AV
Reassessed Property Assessments: 1% of Secured AV
Development Per RTC Absorption Analysis

State Board Annual Increase: 0.0%
Unsecured AV Annual Increase: 0.0%

**Table I-6**
**New Development Schedule**
**Centerville Area (Portion of Merged Project Area)**
**(In Future Value, or "Actual" Dollars)**

| | | Residential | | Commercial | | Industrial | | Total Assessed Value | |
|---|---|---|---|---|---|---|---|---|---|
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| Year (N) | Fiscal Year | Units | Incremental Assessed Value ($336,000/unit) | Square Feet | Incremental Assessed Value ($160/SF) | Square Feet | Incremental Assessed Value ($0/SF) | Present Value | Future Dollars |
| Base | 1996/ 97 | | | | | | | | |
| 13 | 2009/ 10 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 14 | 2010/ 11 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 15 | 2011/ 12 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 16 | 2012/ 13 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 27,012,211 |
| 17 | 2013/ 14 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 27,822,578 |
| 18 | 2014/ 15 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 28,657,255 |
| 19 | 2015/ 16 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 29,516,973 |
| 20 | 2016/ 17 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 30,402,482 |
| 21 | 2017/ 18 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 31,314,556 |
| 22 | 2018/ 19 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 32,253,993 |
| 23 | 2019/ 20 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 33,221,613 |
| 24 | 2020/ 21 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 34,218,261 |
| 25 | 2021/ 22 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 35,244,809 |
| 26 | 2022/ 23 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 36,302,153 |
| 27 | 2023/ 24 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 37,391,218 |
| 28 | 2024/ 25 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 38,512,955 |
| 29 | 2025/ 26 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 39,668,343 |
| 30 | 2026/ 27 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 40,858,393 |
| 31 | 2027/ 28 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 42,084,145 |
| 32 | 2028/ 29 | 70 | 23,520,000 | 7,500 | 1,200,000 | 0 | 0 | 24,720,000 | 43,346,670 |
| 33 | 2029/ 30 | 60 | 20,160,000 | 7,500 | 1,200,000 | 0 | 0 | 21,360,000 | 38,578,536 |
| 34 | 2030/ 31 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 35 | 2031/ 32 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 36 | 2032/ 33 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 37 | 2033/ 34 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 38 | 2034/ 35 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 39 | 2035/ 36 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 40 | 2036/ 37 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 41 | 2037/ 38 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 42 | 2038/ 39 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 43 | 2039/ 40 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 44 | 2040/ 41 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 45 | 2041/ 42 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| 46 | 2042/ 43 | | 0 | | 0 | 0 | 0 | 0 | 0 |
| **TOTAL** | | **1,250** | **420,000,000** | **135,000** | **21,600,000** | **0** | **0** | **441,600,000** | **626,407,145** |
| **Cumulative** | | | | | | | | | |
| To: | 2006/ 07 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| To: | 2016/ 17 | 350 | 117,600,000 | 37,500 | 6,000,000 | 0 | 0 | 123,600,000 | 143,411,499 |
| To: | 2026/ 27 | 1,050 | 352,800,000 | 112,500 | 18,000,000 | 0 | 0 | 370,800,000 | 502,397,794 |
| To: | 2042/ 43 | 1,250 | 420,000,000 | 135,000 | 21,600,000 | 0 | 0 | 441,600,000 | 626,407,145 |

Future value based on 2009/10 values escalated annually at: 3.0%
Source: City of Fremont TAZ growth model. (See Section E.4 in Chapter IV for methodology.)

**Table I-7A**
**Pass-Through Payments to Affected Taxing Entities**
**Centerville Area (Portion of Merged Project Area)**
**(In Future Value or Nominal Dollars)**

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Ohlone Comm. College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.66% | Levy: 19.72% | Levy: 0.14% | Levy: 2.40% | Levy: 2.24% | Levy: 3.58% | Levy: 18.74% | Levy: 0.56% |
| Base | 1996/ 97 | | | | | | | | |
| 13 | 2009/ 10 | 75,118 | 112,977 | 795 | 13,752 | 12,843 | 20,287 | 106,244 | 3,147 |
| 14 | 2010/ 11 | 78,453 | 121,874 | 857 | 14,835 | 13,853 | 21,895 | 114,664 | 3,396 |
| 15 | 2011/ 12 | 81,887 | 131,035 | 922 | 15,949 | 14,893 | 23,550 | 123,335 | 3,653 |
| 16 | 2012/ 13 | 93,345 | 151,097 | 1,063 | 18,389 | 17,168 | 27,189 | 142,391 | 4,218 |
| 17 | 2013/ 14 | 105,225 | 182,432 | 1,284 | 22,201 | 20,723 | 32,860 | 172,090 | 5,097 |
| 18 | 2014/ 15 | 117,701 | 215,325 | 1,516 | 26,201 | 24,455 | 38,816 | 203,284 | 6,021 |
| 19 | 2015/ 16 | 130,799 | 249,846 | 1,760 | 30,400 | 28,370 | 45,070 | 236,037 | 6,991 |
| 20 | 2016/ 17 | 144,545 | 286,067 | 2,015 | 34,805 | 32,478 | 51,635 | 270,415 | 8,010 |
| 21 | 2017/ 18 | 158,965 | 324,061 | 2,283 | 39,426 | 36,787 | 58,522 | 306,486 | 9,078 |
| 22 | 2018/ 19 | 174,088 | 363,903 | 2,564 | 44,272 | 41,306 | 65,747 | 344,320 | 10,199 |
| 23 | 2019/ 20 | 189,943 | 405,673 | 2,859 | 49,352 | 46,042 | 73,322 | 383,991 | 11,374 |
| 24 | 2020/ 21 | 206,560 | 449,451 | 3,168 | 54,676 | 51,007 | 81,262 | 425,575 | 12,605 |
| 25 | 2021/ 22 | 223,970 | 495,321 | 3,491 | 60,254 | 56,208 | 89,583 | 469,152 | 13,896 |
| 26 | 2022/ 23 | 242,207 | 543,371 | 3,830 | 66,097 | 61,656 | 98,300 | 514,803 | 15,248 |
| 27 | 2023/ 24 | 261,304 | 593,690 | 4,185 | 72,217 | 67,362 | 107,429 | 562,614 | 16,664 |
| 28 | 2024/ 25 | 281,296 | 646,371 | 4,557 | 78,623 | 73,335 | 116,988 | 612,673 | 18,147 |
| 29 | 2025/ 26 | 302,221 | 701,512 | 4,946 | 85,329 | 79,588 | 126,993 | 665,073 | 19,699 |
| 30 | 2026/ 27 | 324,115 | 759,214 | 5,353 | 92,346 | 86,130 | 137,464 | 719,907 | 21,323 |
| 31 | 2027/ 28 | 347,018 | 819,580 | 5,779 | 99,687 | 92,974 | 148,418 | 777,277 | 23,023 |
| 32 | 2028/ 29 | 370,972 | 903,373 | 6,370 | 109,878 | 102,476 | 163,617 | 856,874 | 25,380 |
| 33 | 2029/ 30 | 394,239 | 988,604 | 6,972 | 120,243 | 112,141 | 179,077 | 937,839 | 27,778 |
| 34 | 2030/ 31 | 406,921 | 1,058,149 | 7,462 | 128,701 | 120,028 | 191,687 | 1,003,877 | 29,734 |
| 35 | 2031/ 32 | 420,209 | 1,105,073 | 7,793 | 134,407 | 125,348 | 200,200 | 1,048,460 | 31,055 |
| 36 | 2032/ 33 | 433,897 | 1,153,403 | 8,134 | 140,285 | 130,828 | 208,968 | 1,094,382 | 32,415 |
| 37 | 2033/ 34 | 447,994 | 1,203,182 | 8,485 | 146,338 | 136,473 | 218,000 | 1,141,680 | 33,816 |
| 38 | 2034/ 35 | 462,515 | 1,254,453 | 8,847 | 152,573 | 142,286 | 227,302 | 1,190,398 | 35,259 |
| 39 | 2035/ 36 | 477,472 | 1,307,260 | 9,220 | 158,995 | 148,274 | 236,884 | 1,240,577 | 36,745 |
| 40 | 2036/ 37 | 492,877 | 1,361,650 | 9,603 | 165,610 | 154,441 | 246,752 | 1,292,261 | 38,276 |
| 41 | 2037/ 38 | 508,744 | 1,417,671 | 9,999 | 172,422 | 160,793 | 256,917 | 1,345,496 | 39,853 |
| 42 | 2038/ 39 | 525,087 | 1,475,371 | 10,406 | 179,439 | 167,335 | 267,387 | 1,400,328 | 41,477 |
| 43 | 2039/ 40 | 541,921 | 1,534,800 | 10,825 | 186,666 | 174,073 | 278,171 | 1,456,805 | 43,150 |
| 44 | 2040/ 41 | 559,259 | 1,596,011 | 11,257 | 194,110 | 181,014 | 289,279 | 1,514,975 | 44,873 |
| 45 | 2041/ 42 | 577,118 | 1,659,058 | 11,702 | 201,777 | 188,162 | 300,720 | 1,574,891 | 46,648 |
| 46 | 2042/ 43 | 595,513 | 1,723,994 | 12,160 | 209,674 | 195,525 | 312,504 | 1,636,605 | 48,475 |
| Subtotal: Pre-$400 | | 235,458 | 365,886 | 2,574 | 44,536 | 41,589 | 65,732 | 344,243 | 10,196 |
| Subtotal: Post-$400 | | 10,518,038 | 26,928,967 | 189,889 | 3,275,394 | 3,054,786 | 4,877,061 | 25,541,537 | 756,528 |
| **TOTAL** | | **10,753,497** | **27,294,852** | **192,463** | **3,319,930** | **3,096,376** | **4,942,793** | **25,885,780** | **766,724** |
| **Cumulative** | | | | | | | | | |
| To | 2016/ 17 | 827,073 | 1,450,652 | 10,212 | 176,533 | 164,784 | 261,302 | 1,368,460 | 40,533 |
| To | 2026/ 27 | 3,191,742 | 6,733,220 | 47,449 | 819,125 | 764,206 | 1,216,911 | 6,373,055 | 188,767 |
| To | 2042/ 43 | 10,753,497 | 27,294,852 | 192,463 | 3,319,930 | 3,096,376 | 4,942,793 | 25,885,780 | 766,724 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

**Table I-7B**
**Pass-Through Payments to Affected Taxing Entities**
**Centerville Area (Portion of Merged Project Area)**
**(In Future Value or Nominal Dollars)**

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. Levy: 0.23% | (10) Mosquito Abatement District Levy: 0.10% | (11) A.C. Transit District No. 2 Levy: 3.51% | (12) Bay Area Rapid Transit District Levy: 0.68% | (13) East Bay Regional Park Levy: 3.26% | (14) Alameda County Water Levy: 0.91% | (15) ERAF[A] Levy: 29.28% | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| Base | 1996/ 97 | | | | | | | | |
| 13 | 2009/ 10 | 1,317 | 546 | 19,916 | 3,869 | 18,500 | 5,186 | 162,100 | 556,598 |
| 14 | 2010/ 11 | 1,422 | 589 | 21,494 | 4,175 | 19,966 | 5,596 | 174,386 | 597,455 |
| 15 | 2011/ 12 | 1,529 | 634 | 23,119 | 4,491 | 21,476 | 6,017 | 187,046 | 639,538 |
| 16 | 2012/ 13 | 1,766 | 731 | 26,691 | 5,185 | 24,795 | 6,941 | 215,934 | 736,902 |
| 17 | 2013/ 14 | 2,134 | 883 | 32,258 | 6,266 | 29,966 | 8,384 | 259,367 | 881,170 |
| 18 | 2014/ 15 | 2,521 | 1,043 | 38,106 | 7,402 | 35,398 | 9,899 | 305,015 | 1,032,703 |
| 19 | 2015/ 16 | 2,927 | 1,210 | 44,245 | 8,595 | 41,101 | 11,489 | 352,964 | 1,191,806 |
| 20 | 2016/ 17 | 3,353 | 1,386 | 50,690 | 9,847 | 47,087 | 13,157 | 403,309 | 1,358,799 |
| 21 | 2017/ 18 | 3,800 | 1,570 | 57,451 | 11,160 | 53,368 | 14,907 | 456,146 | 1,534,012 |
| 22 | 2018/ 19 | 4,270 | 1,764 | 64,543 | 12,538 | 59,956 | 16,743 | 511,578 | 1,717,789 |
| 23 | 2019/ 20 | 4,761 | 1,966 | 71,979 | 13,982 | 66,864 | 18,667 | 569,709 | 1,910,486 |
| 24 | 2020/ 21 | 5,277 | 2,179 | 79,775 | 15,496 | 74,106 | 20,684 | 630,652 | 2,112,472 |
| 25 | 2021/ 22 | 5,817 | 2,401 | 87,943 | 17,083 | 81,694 | 22,798 | 694,521 | 2,324,134 |
| 26 | 2022/ 23 | 6,384 | 2,634 | 96,500 | 18,746 | 89,643 | 25,012 | 761,436 | 2,545,868 |
| 27 | 2023/ 24 | 6,976 | 2,879 | 105,463 | 20,486 | 97,968 | 27,331 | 831,521 | 2,778,089 |
| 28 | 2024/ 25 | 7,597 | 3,134 | 114,846 | 22,309 | 106,685 | 29,758 | 904,906 | 3,021,227 |
| 29 | 2025/ 26 | 8,247 | 3,402 | 124,668 | 24,217 | 115,809 | 32,299 | 981,724 | 3,275,728 |
| 30 | 2026/ 27 | 8,927 | 3,682 | 134,947 | 26,214 | 125,358 | 34,959 | 1,062,116 | 3,542,055 |
| 31 | 2027/ 28 | 9,638 | 3,975 | 145,701 | 28,303 | 135,347 | 37,740 | 1,146,227 | 3,820,689 |
| 32 | 2028/ 29 | 10,625 | 4,382 | 160,622 | 31,201 | 149,208 | 41,601 | 1,260,915 | 4,197,494 |
| 33 | 2029/ 30 | 11,629 | 4,795 | 175,799 | 34,150 | 163,306 | 45,528 | 1,377,300 | 4,579,399 |
| 34 | 2030/ 31 | 12,448 | 5,133 | 188,178 | 36,554 | 174,805 | 48,732 | 1,470,614 | 4,883,022 |
| 35 | 2031/ 32 | 13,001 | 5,361 | 196,535 | 38,178 | 182,569 | 50,895 | 1,534,833 | 5,093,916 |
| 36 | 2032/ 33 | 13,570 | 5,595 | 205,143 | 39,850 | 190,565 | 53,122 | 1,600,981 | 5,311,137 |
| 37 | 2033/ 34 | 14,157 | 5,837 | 214,009 | 41,572 | 198,801 | 55,416 | 1,669,115 | 5,534,874 |
| 38 | 2034/ 35 | 14,761 | 6,086 | 223,141 | 43,346 | 207,284 | 57,778 | 1,739,294 | 5,765,324 |
| 39 | 2035/ 36 | 15,383 | 6,342 | 232,547 | 45,173 | 216,022 | 60,212 | 1,811,581 | 6,002,686 |
| 40 | 2036/ 37 | 16,024 | 6,606 | 242,236 | 47,055 | 225,022 | 62,718 | 1,886,038 | 6,247,169 |
| 41 | 2037/ 38 | 16,684 | 6,878 | 252,215 | 48,994 | 234,291 | 65,300 | 1,962,731 | 6,498,986 |
| 42 | 2038/ 39 | 17,364 | 7,158 | 262,493 | 50,990 | 243,839 | 67,959 | 2,041,725 | 6,758,358 |
| 43 | 2039/ 40 | 18,064 | 7,446 | 273,079 | 53,047 | 253,674 | 70,697 | 2,123,092 | 7,025,510 |
| 44 | 2040/ 41 | 18,786 | 7,743 | 283,984 | 55,165 | 263,803 | 73,518 | 2,206,900 | 7,300,677 |
| 45 | 2041/ 42 | 19,528 | 8,049 | 295,215 | 57,347 | 274,236 | 76,423 | 2,293,224 | 7,584,098 |
| 46 | 2042/ 43 | 20,294 | 8,365 | 306,783 | 59,594 | 284,982 | 79,416 | 2,382,140 | 7,876,022 |
| Subtotal: Pre-$400 | | 4,269 | 1,770 | 64,529 | 12,535 | 59,943 | 16,799 | 523,532 | 1,793,590 |
| Subtotal: Post-$400 | | 316,712 | 130,614 | 4,787,785 | 930,044 | 4,447,553 | 1,240,084 | 37,447,609 | 124,442,602 |
| **TOTAL** | | **320,981** | **132,384** | **4,852,314** | **942,579** | **4,507,496** | **1,256,882** | **37,971,141** | **126,236,192** |
| **Cumulative** | | | | | | | | | |
| To | 2016/ 17 | 16,969 | 7,022 | 256,519 | 49,830 | 238,290 | 66,669 | 2,060,121 | 6,994,970 |
| To | 2026/ 27 | 79,025 | 32,634 | 1,194,635 | 232,062 | 1,109,741 | 309,827 | 9,464,431 | 31,756,830 |
| To | 2042/ 43 | 320,981 | 132,384 | 4,852,314 | 942,579 | 4,507,496 | 1,256,882 | 37,971,141 | 126,236,192 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

**Table I-8A**
**Pass-Through Payments to Affected Taxing Entities**
**Centerville Area (Portion of Merged Project Area)**
**(In Present Value or Constant 2010 Dollars)**

| Year (N) | Fiscal Year | (1) City General Fund[A] | (2) County | (3) County Flood Control | (4) County Library | (5) Flood Zone 5 | (6) Ohlone Comm. College | (7) Fremont Unified School | (8) County Supt Schools |
|---|---|---|---|---|---|---|---|---|---|
| | | Levy: 14.66% | Levy: 19.72% | Levy: 0.14% | Levy: 2.40% | Levy: 2.24% | Levy: 3.58% | Levy: 18.74% | Levy: 0.56% |
| Base | 1996/ 97 | | | | | | | | |
| 13 | 2009/ 10 | 75,118 | 112,977 | 795 | 13,752 | 12,843 | 20,287 | 106,244 | 3,147 |
| 14 | 2010/ 11 | 74,012 | 114,976 | 809 | 13,995 | 13,069 | 20,655 | 108,173 | 3,204 |
| 15 | 2011/ 12 | 72,879 | 116,620 | 820 | 14,195 | 13,255 | 20,960 | 109,768 | 3,251 |
| 16 | 2012/ 13 | 78,374 | 126,864 | 893 | 15,440 | 14,414 | 22,828 | 119,554 | 3,541 |
| 17 | 2013/ 14 | 83,348 | 144,503 | 1,017 | 17,585 | 16,415 | 26,028 | 136,311 | 4,037 |
| 18 | 2014/ 15 | 87,953 | 160,903 | 1,133 | 19,579 | 18,274 | 29,006 | 151,905 | 4,499 |
| 19 | 2015/ 16 | 92,208 | 176,132 | 1,240 | 21,431 | 20,000 | 31,773 | 166,397 | 4,929 |
| 20 | 2016/ 17 | 96,131 | 190,251 | 1,340 | 23,148 | 21,600 | 34,340 | 179,841 | 5,327 |
| 21 | 2017/ 18 | 99,737 | 203,320 | 1,432 | 24,737 | 23,081 | 36,718 | 192,293 | 5,696 |
| 22 | 2018/ 19 | 103,042 | 215,394 | 1,518 | 26,204 | 24,449 | 38,915 | 203,802 | 6,037 |
| 23 | 2019/ 20 | 106,063 | 226,526 | 1,596 | 27,558 | 25,710 | 40,942 | 214,419 | 6,351 |
| 24 | 2020/ 21 | 108,813 | 236,765 | 1,669 | 28,802 | 26,870 | 42,808 | 224,188 | 6,640 |
| 25 | 2021/ 22 | 111,306 | 246,160 | 1,735 | 29,944 | 27,934 | 44,520 | 233,154 | 6,906 |
| 26 | 2022/ 23 | 113,556 | 254,753 | 1,796 | 30,989 | 28,907 | 46,087 | 241,360 | 7,149 |
| 27 | 2023/ 24 | 115,575 | 262,589 | 1,851 | 31,942 | 29,794 | 47,516 | 248,845 | 7,371 |
| 28 | 2024/ 25 | 117,375 | 269,708 | 1,901 | 32,807 | 30,600 | 48,815 | 255,647 | 7,572 |
| 29 | 2025/ 26 | 118,968 | 276,148 | 1,947 | 33,589 | 31,329 | 49,990 | 261,803 | 7,754 |
| 30 | 2026/ 27 | 120,365 | 281,945 | 1,988 | 34,294 | 31,986 | 51,049 | 267,348 | 7,919 |
| 31 | 2027/ 28 | 121,576 | 287,135 | 2,025 | 34,925 | 32,573 | 51,997 | 272,314 | 8,066 |
| 32 | 2028/ 29 | 122,611 | 298,577 | 2,105 | 36,316 | 33,870 | 54,078 | 283,208 | 8,388 |
| 33 | 2029/ 30 | 122,926 | 308,251 | 2,174 | 37,492 | 34,966 | 55,837 | 292,423 | 8,661 |
| 34 | 2030/ 31 | 119,698 | 311,260 | 2,195 | 37,858 | 35,307 | 56,386 | 295,296 | 8,747 |
| 35 | 2031/ 32 | 116,610 | 306,663 | 2,163 | 37,299 | 34,785 | 55,556 | 290,953 | 8,618 |
| 36 | 2032/ 33 | 113,593 | 301,958 | 2,129 | 36,726 | 34,251 | 54,707 | 286,506 | 8,486 |
| 37 | 2033/ 34 | 110,645 | 297,160 | 2,096 | 36,142 | 33,706 | 53,841 | 281,971 | 8,352 |
| 38 | 2034/ 35 | 107,765 | 292,286 | 2,061 | 35,549 | 33,152 | 52,961 | 277,361 | 8,215 |
| 39 | 2035/ 36 | 104,953 | 287,349 | 2,027 | 34,949 | 32,592 | 52,069 | 272,691 | 8,077 |
| 40 | 2036/ 37 | 102,207 | 282,363 | 1,991 | 34,342 | 32,026 | 51,169 | 267,974 | 7,937 |
| 41 | 2037/ 38 | 99,526 | 277,339 | 1,956 | 33,731 | 31,456 | 50,261 | 263,220 | 7,796 |
| 42 | 2038/ 39 | 96,908 | 272,290 | 1,920 | 33,117 | 30,883 | 49,348 | 258,440 | 7,655 |
| 43 | 2039/ 40 | 94,354 | 267,224 | 1,885 | 32,500 | 30,308 | 48,432 | 253,644 | 7,513 |
| 44 | 2040/ 41 | 91,861 | 262,153 | 1,849 | 31,884 | 29,732 | 47,515 | 248,842 | 7,371 |
| 45 | 2041/ 42 | 89,429 | 257,083 | 1,813 | 31,267 | 29,157 | 46,599 | 244,041 | 7,228 |
| 46 | 2042/ 43 | 87,056 | 252,024 | 1,778 | 30,651 | 28,583 | 45,684 | 239,249 | 7,086 |
| Subtotal: Pre-$400 | | 222,010 | 344,573 | 2,424 | 41,942 | 39,167 | 61,902 | 324,185 | 9,602 |
| Subtotal: Post-$400 | | 3,254,531 | 7,833,075 | 55,225 | 952,797 | 888,709 | 1,417,776 | 7,425,001 | 219,925 |
| **TOTAL** | | **3,476,541** | **8,177,648** | **57,648** | **994,739** | **927,876** | **1,479,678** | **7,749,186** | **229,527** |
| **Cumulative** | | | | | | | | | |
| To | 2016/ 17 | 660,024 | 1,143,226 | 8,047 | 139,124 | 129,870 | 205,877 | 1,078,195 | 31,936 |
| To | 2026/ 27 | 1,774,824 | 3,616,533 | 25,481 | 439,991 | 410,529 | 653,237 | 3,421,054 | 101,330 |
| To | 2042/ 43 | 3,476,541 | 8,177,648 | 57,648 | 994,739 | 927,876 | 1,479,678 | 7,749,186 | 229,527 |

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. A portion of the City's shares of the second and third tiers are retained by the Agency.

Present value discounted at: 6.0%

**Table I-8B**
**Pass-Through Payments to Affected Taxing Entities**
**Centerville Area (Portion of Merged Project Area)**
**(In Present Value or Constant 2010 Dollars)**

| Year (N) | Fiscal Year | (9) Bay Area Air Quality Mgmt. Levy: 0.23% | (10) Mosquito Abatement District Levy: 0.10% | (11) A.C. Transit District No. 2 Levy: 3.51% | (12) Bay Area Rapid Transit District Levy: 0.68% | (13) East Bay Regional Park Levy: 3.26% | (14) Alameda County Water Levy: 0.91% | (15) ERAF[A] Levy: 29.28% | (16) Total Pass-Throughs |
|---|---|---|---|---|---|---|---|---|---|
| Base | 1996/ 97 | | | | | | | | |
| 13 | 2009/ 10 | 1,317 | 546 | 19,916 | 3,869 | 18,500 | 5,186 | 162,100 | 556,598 |
| 14 | 2010/ 11 | 1,341 | 556 | 20,277 | 3,939 | 18,836 | 5,279 | 164,515 | 563,637 |
| 15 | 2011/ 12 | 1,361 | 564 | 20,576 | 3,997 | 19,114 | 5,355 | 166,470 | 569,186 |
| 16 | 2012/ 13 | 1,482 | 614 | 22,411 | 4,353 | 20,818 | 5,828 | 181,303 | 618,717 |
| 17 | 2013/ 14 | 1,690 | 700 | 25,552 | 4,963 | 23,736 | 6,641 | 205,443 | 697,969 |
| 18 | 2014/ 15 | 1,884 | 779 | 28,475 | 5,531 | 26,451 | 7,397 | 227,925 | 771,695 |
| 19 | 2015/ 16 | 2,063 | 853 | 31,191 | 6,059 | 28,975 | 8,099 | 248,826 | 840,176 |
| 20 | 2016/ 17 | 2,230 | 922 | 33,711 | 6,549 | 31,316 | 8,750 | 268,223 | 903,679 |
| 21 | 2017/ 18 | 2,384 | 985 | 36,045 | 7,002 | 33,484 | 9,353 | 286,192 | 962,458 |
| 22 | 2018/ 19 | 2,527 | 1,044 | 38,203 | 7,421 | 35,488 | 9,910 | 302,802 | 1,016,756 |
| 23 | 2019/ 20 | 2,659 | 1,098 | 40,193 | 7,808 | 37,337 | 10,424 | 318,123 | 1,066,805 |
| 24 | 2020/ 21 | 2,780 | 1,148 | 42,024 | 8,163 | 39,038 | 10,896 | 332,220 | 1,112,824 |
| 25 | 2021/ 22 | 2,891 | 1,193 | 43,705 | 8,490 | 40,599 | 11,330 | 345,156 | 1,155,023 |
| 26 | 2022/ 23 | 2,993 | 1,235 | 45,243 | 8,789 | 42,028 | 11,727 | 356,991 | 1,193,602 |
| 27 | 2023/ 24 | 3,086 | 1,273 | 46,646 | 9,061 | 43,331 | 12,088 | 367,783 | 1,228,751 |
| 28 | 2024/ 25 | 3,170 | 1,308 | 47,921 | 9,309 | 44,516 | 12,417 | 377,586 | 1,260,653 |
| 29 | 2025/ 26 | 3,246 | 1,339 | 49,075 | 9,533 | 45,588 | 12,715 | 386,452 | 1,289,478 |
| 30 | 2026/ 27 | 3,315 | 1,367 | 50,115 | 9,735 | 46,553 | 12,982 | 394,432 | 1,315,393 |
| 31 | 2027/ 28 | 3,377 | 1,393 | 51,046 | 9,916 | 47,418 | 13,222 | 401,573 | 1,338,555 |
| 32 | 2028/ 29 | 3,512 | 1,448 | 53,088 | 10,312 | 49,315 | 13,750 | 416,749 | 1,387,326 |
| 33 | 2029/ 30 | 3,626 | 1,495 | 54,815 | 10,648 | 50,920 | 14,196 | 429,449 | 1,427,878 |
| 34 | 2030/ 31 | 3,662 | 1,510 | 55,353 | 10,753 | 51,420 | 14,335 | 432,589 | 1,436,367 |
| 35 | 2031/ 32 | 3,608 | 1,488 | 54,539 | 10,594 | 50,664 | 14,124 | 425,924 | 1,413,588 |
| 36 | 2032/ 33 | 3,553 | 1,465 | 53,706 | 10,433 | 49,889 | 13,907 | 419,132 | 1,390,441 |
| 37 | 2033/ 34 | 3,496 | 1,442 | 52,856 | 10,267 | 49,100 | 13,686 | 412,236 | 1,366,995 |
| 38 | 2034/ 35 | 3,439 | 1,418 | 51,992 | 10,100 | 48,297 | 13,462 | 405,253 | 1,343,313 |
| 39 | 2035/ 36 | 3,381 | 1,394 | 51,116 | 9,930 | 47,484 | 13,235 | 398,204 | 1,319,451 |
| 40 | 2036/ 37 | 3,323 | 1,370 | 50,232 | 9,758 | 46,662 | 13,006 | 391,104 | 1,295,463 |
| 41 | 2037/ 38 | 3,264 | 1,345 | 49,341 | 9,585 | 45,834 | 12,775 | 383,969 | 1,271,398 |
| 42 | 2038/ 39 | 3,205 | 1,321 | 48,445 | 9,411 | 45,002 | 12,542 | 376,814 | 1,247,300 |
| 43 | 2039/ 40 | 3,145 | 1,296 | 47,546 | 9,236 | 44,167 | 12,309 | 369,652 | 1,223,212 |
| 44 | 2040/ 41 | 3,086 | 1,272 | 46,646 | 9,061 | 43,331 | 12,076 | 362,494 | 1,199,172 |
| 45 | 2041/ 42 | 3,026 | 1,247 | 45,746 | 8,886 | 42,495 | 11,842 | 355,352 | 1,175,212 |
| 46 | 2042/ 43 | 2,967 | 1,223 | 44,847 | 8,712 | 41,660 | 11,610 | 348,236 | 1,151,366 |
| Subtotal: Pre-$400 | | 4,020 | 1,666 | 60,769 | 11,805 | 56,450 | 15,820 | 493,085 | 1,689,421 |
| Subtotal: Post-$400 | | 92,069 | 37,985 | 1,391,823 | 270,366 | 1,292,917 | 360,633 | 10,928,185 | 36,421,019 |
| **TOTAL** | | **96,089** | **39,651** | **1,452,592** | **282,171** | **1,349,367** | **376,454** | **11,421,270** | **38,110,439** |
| **Cumulative** | | | | | | | | | |
| To | 2016/ 17 | 13,370 | 5,534 | 202,109 | 39,260 | 187,746 | 52,535 | 1,624,805 | 5,521,658 |
| To | 2026/ 27 | 42,421 | 17,525 | 641,280 | 124,571 | 595,709 | 166,377 | 5,092,540 | 17,123,402 |
| To | 2042/ 43 | 96,089 | 39,651 | 1,452,592 | 282,171 | 1,349,367 | 376,454 | 11,421,270 | 38,110,439 |

[A] A portion of the City's share of the AB1290 pass-through is retained by the Agency. In order to hold the Agency harmless from ERAF, this amount is kept constant despite the City's lowered ERAF levy. To adjust for this, the ERAF pass-through is lowered by the differential between the City's ERAF adjusted and unadjusted share of the 2nd and 3rd pass-through tiers.

# Appendix J:

# Impact of the Plan Amendment on Education Entities

## Impact Table J-1
## Ohlone Community College District Contribution to Project Area
## Industrial Area (Portion of Merged Project Area)

| | | (1) | (2) | (3) | Potential Taxing Entity Contribution | | | Offsets | | | Net Benefit from Redevelopment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | (4) | (5) | (6) | (7) | (8) | (9) | Future Value Dollars | | Present Value Dollars | |
| Year (N) | Fiscal Year | Additional Tax Increment Generated by Amendment | Less: County Admin Fees | Additional Net Tax Increment to Agency | Entity Contribution (at 3.63%) | Fixed ERAF Takeaway | Total Potential Contribution | State Subvention | Pass-Through Payment | Total Offsets | (10) Annual | (11) Cumulative | (12) Annual | (13) Cumulative |
| Base | 1983/ 84 | | | | | | | | | | | | | |
| 26 | 2009/ 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | 2010/ 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2011/ 12 | 14,123,228 | 156,913 | 13,966,315 | 507,555 | 0 | 507,555 | 507,555 | 202,452 | 710,007 | (202,452) | (202,452) | (169,982) | (169,982) |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 1,232,036 | 0 | 1,232,036 | 1,232,036 | 491,430 | 1,723,466 | (491,430) | (693,882) | (389,259) | (559,241) |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 1,315,954 | 0 | 1,315,954 | 1,315,954 | 524,904 | 1,840,858 | (524,904) | (1,218,786) | (392,239) | (951,480) |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 1,403,987 | 0 | 1,403,987 | 1,403,987 | 560,018 | 1,964,005 | (560,018) | (1,778,804) | (394,791) | (1,346,271) |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 1,438,950 | 0 | 1,438,950 | 1,438,950 | 573,964 | 2,012,913 | (573,964) | (2,352,768) | (381,719) | (1,727,990) |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 1,476,081 | 0 | 1,476,081 | 1,476,081 | 588,774 | 2,064,855 | (588,774) | (2,941,543) | (369,404) | (2,097,394) |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 1,576,234 | 0 | 1,576,234 | 1,576,234 | 628,724 | 2,204,958 | (628,724) | (3,570,266) | (372,141) | (2,469,534) |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 1,680,017 | 0 | 1,680,017 | 1,680,017 | 670,121 | 2,350,138 | (670,121) | (4,240,387) | (374,192) | (2,843,726) |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 1,775,860 | 0 | 1,775,860 | 1,775,860 | 708,351 | 2,484,211 | (708,351) | (4,948,738) | (373,150) | (3,216,877) |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 1,822,068 | 0 | 1,822,068 | 1,822,068 | 726,782 | 2,548,850 | (726,782) | (5,675,520) | (361,188) | (3,578,065) |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 1,870,724 | 0 | 1,870,724 | 1,870,724 | 746,189 | 2,616,913 | (746,189) | (6,421,709) | (349,843) | (3,927,908) |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 1,920,846 | 0 | 1,920,846 | 1,920,846 | 766,182 | 2,687,028 | (766,182) | (7,187,890) | (338,883) | (4,266,791) |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 2,031,834 | 0 | 2,031,834 | 2,031,834 | 810,453 | 2,842,286 | (810,453) | (7,998,343) | (338,174) | (4,604,964) |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 2,140,315 | 0 | 2,140,315 | 2,140,315 | 853,724 | 2,994,039 | (853,724) | (8,852,067) | (336,065) | (4,941,029) |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 2,206,956 | 0 | 2,206,956 | 2,206,956 | 880,305 | 3,087,261 | (880,305) | (9,732,372) | (326,914) | (5,267,943) |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 2,267,002 | 0 | 2,267,002 | 2,267,002 | 904,256 | 3,171,258 | (904,256) | (10,636,628) | (316,800) | (5,584,744) |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 2,329,047 | 0 | 2,329,047 | 2,329,047 | 929,004 | 3,258,052 | (929,004) | (11,565,632) | (307,048) | (5,891,792) |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 2,392,961 | 0 | 2,392,961 | 2,392,961 | 954,498 | 3,347,459 | (954,498) | (12,520,130) | (297,617) | (6,189,409) |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 2,469,498 | 0 | 2,469,498 | 2,469,498 | 985,026 | 3,454,524 | (985,026) | (13,505,156) | (289,751) | (6,479,159) |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 2,548,445 | 0 | 2,548,445 | 2,548,445 | 1,016,517 | 3,564,962 | (1,016,517) | (14,521,673) | (282,089) | (6,761,248) |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 2,630,093 | 0 | 2,630,093 | 2,630,093 | 1,049,084 | 3,679,177 | (1,049,084) | (15,570,757) | (274,647) | (7,035,895) |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 494,952 | 0 | 494,952 | 494,952 | 197,402 | 692,353 | (197,402) | (15,768,158) | (48,754) | (7,084,649) |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (15,768,158) | 0 | (7,084,649) |
| **TOTAL** | | **1,100,000,000** | **12,219,685** | **1,087,780,315** | **39,531,416** | **0** | **39,531,416** | **39,531,416** | **15,768,158** | **55,299,574** | **(15,768,158)** | | **(7,084,649)** | |

Present Value Discount Rate: 6.0%

(1) Additional tax increment claimed by Agency above $400 million existing tax increment cap, including County property tax administration fee.
(2) County Administrative fee for administration of property taxes.
(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.
(4) Taxing entity contribution to tax increment based on ERAF-adjusted AB8 factors provided by County Auditor-Controller.
(5) Fixed amount paid to ERAF on behalf of taxing entity through life of redevelopment plan. Alameda County pays the Fixed ERAF Takeaway amount on behalf of those taxing entities affected by ERAF in the amount of the ERAF payment attributable to the Industrial Project Area in the year that ERAF was established. For education or multi-jurisdictional entities, this amount is zero.
(6) Total potential contribution equals taxing entity contribution (column 4) plus fixed ERAF payment (column 5).
(7) The State system of per student subventions has the effect of holding education districts harmless from "forgone" property tax revenues resulting from redevelopment tax increment financing per Education Code Sections 42238, 84751 and 2558.
(8) Annual pass-through payment per Fiscal Agreement for Industrial Project Area.
(9) Total offsets equal State Subvention (column 7) and pass-through payment (column 8).
(10) Net annual contribution equals taxing entity contribution (column 4) plus fixed ERAF payment (column 5) less State subvention (column 7) less pass-through payment (column 8). Positive numbers reflect net contribution. Negative numbers reflect net benefit to taxing entity.
(11) Cumulative contribution to redevelopment. Positive numbers reflect net contribution. Negative numbers reflect net benefit to taxing entity.
(12) Net present value of annual benefit, based on 6% discount rate.
(13) Net present value of cumulative benefit, based on 6% discount rate.

## Impact Table J-2
## FUSD Contribution to Project Area
## Industrial Area (Portion of Merged Project Area)

| | | (1) | (2) | (3) | Potential Taxing Entity Contribution | | | Offsets | | | Net Benefit from Redevelopment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | (4) | (5) | (6) | (7) | (8) | (9) | Future Value Dollars | | Present Value Dollars | |
| Year (N) | Fiscal Year | Additional Tax Increment Generated by Amendment | Less: County Admin Fees | Additional Net Tax Increment to Agency | Entity Contribution (at 19.03%) | Fixed ERAF Takeaway | Total Potential Contribution | State Subvention | Pass-Through Payment | Total Offsets | (10) Annual | (11) Cumulative | (12) Annual | (13) Cumulative |
| Base | 1983/ 84 | | | | | | | | | | | | | |
| 26 | 2009/ 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | 2010/ 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2011/ 12 | 14,123,228 | 156,913 | 13,966,315 | 2,658,105 | 0 | 2,658,105 | 2,658,105 | 0 | 2,658,105 | 0 | 0 | 0 | 0 |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 6,452,268 | 0 | 6,452,268 | 6,439,091 | 30,430 | 6,469,522 | (17,254) | (17,254) | (13,667) | (13,667) |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 6,891,757 | 0 | 6,891,757 | 6,840,940 | 117,361 | 6,958,301 | (66,544) | (83,798) | (49,725) | (63,392) |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 7,352,789 | 0 | 7,352,789 | 7,261,473 | 210,891 | 7,472,364 | (119,575) | (203,373) | (84,296) | (147,688) |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 7,535,892 | 0 | 7,535,892 | 7,402,120 | 308,944 | 7,711,064 | (175,171) | (378,544) | (116,499) | (264,187) |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 7,730,352 | 0 | 7,730,352 | 7,579,027 | 349,479 | 7,928,507 | (198,155) | (576,699) | (124,325) | (388,512) |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 8,254,863 | 0 | 8,254,863 | 8,085,462 | 391,225 | 8,476,687 | (221,825) | (798,524) | (131,298) | (519,809) |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 8,798,383 | 0 | 8,798,383 | 8,581,291 | 501,366 | 9,082,657 | (284,275) | (1,082,799) | (158,738) | (678,547) |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 9,300,320 | 0 | 9,300,320 | 9,033,249 | 616,792 | 9,650,041 | (349,721) | (1,432,520) | (184,229) | (862,776) |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 9,542,316 | 0 | 9,542,316 | 9,228,954 | 723,700 | 9,952,654 | (410,338) | (1,842,858) | (203,925) | (1,066,701) |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 9,797,130 | 0 | 9,797,130 | 9,460,850 | 776,628 | 10,237,478 | (440,348) | (2,283,206) | (206,452) | (1,273,153) |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 10,059,622 | 0 | 10,059,622 | 9,680,368 | 875,875 | 10,556,243 | (496,621) | (2,779,827) | (219,656) | (1,492,809) |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 10,640,874 | 0 | 10,640,874 | 10,217,359 | 978,095 | 11,195,454 | (554,580) | (3,334,407) | (231,407) | (1,724,216) |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 11,208,999 | 0 | 11,208,999 | 10,689,181 | 1,200,504 | 11,889,685 | (680,686) | (4,015,093) | (267,949) | (1,992,166) |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 11,558,003 | 0 | 11,558,003 | 10,942,979 | 1,420,380 | 12,363,359 | (805,356) | (4,820,448) | (299,080) | (2,291,246) |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 11,872,471 | 0 | 11,872,471 | 11,198,001 | 1,557,667 | 12,755,668 | (883,197) | (5,703,645) | (309,423) | (2,600,669) |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 12,197,405 | 0 | 12,197,405 | 11,469,830 | 1,680,312 | 13,150,143 | (952,737) | (6,656,382) | (314,892) | (2,915,561) |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 12,532,127 | 0 | 12,532,127 | 11,749,854 | 1,806,634 | 13,556,488 | (1,024,361) | (7,680,744) | (319,401) | (3,234,961) |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 12,932,955 | 0 | 12,932,955 | 12,094,347 | 1,936,740 | 14,031,087 | (1,098,132) | (8,778,875) | (323,021) | (3,557,983) |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 13,346,409 | 0 | 13,346,409 | 12,440,637 | 2,091,852 | 14,532,489 | (1,186,080) | (9,964,955) | (329,143) | (3,887,126) |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 13,774,005 | 0 | 13,774,005 | 12,798,783 | 2,252,244 | 15,051,027 | (1,277,022) | (11,241,978) | (334,321) | (4,221,447) |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 2,592,102 | 0 | 2,592,102 | 2,395,532 | 453,973 | 2,849,505 | (257,403) | (11,499,381) | (63,573) | (4,285,020) |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (11,499,381) | 0 | (4,285,020) |
| **TOTAL** | | **1,100,000,000** | **12,219,685** | **1,087,780,315** | **207,029,145** | **0** | **207,029,145** | **198,247,431** | **20,281,095** | **218,528,526** | **(11,499,381)** | | **(4,285,020)** | |

Present Value Discount Rate: 6.0%

(1) Additional tax increment claimed by Agency above $400 million existing tax increment cap, including County property tax administration fee.
(2) County Administrative fee for administration of property taxes.
(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.
(4) Taxing entity contribution to tax increment based on ERAF-adjusted AB8 factors provided by County Auditor-Controller.
(5) Fixed amount paid to ERAF on behalf of taxing entity through life of redevelopment plan. Alameda County pays the Fixed ERAF Takeaway amount on behalf of those taxing entities affected by ERAF in the amount of the ERAF payment attributable to the Industrial Project Area in the year that ERAF was established. For education or multi-jurisdictional entities, this amount is zero.
(6) Total potential contribution equals taxing entity contribution (column 4) plus fixed ERAF payment (column 5).
(7) The State system of per student subventions has the effect of holding education districts harmless from "forgone" property tax revenues resulting from redevelopment tax increment financing per Education Code Sections 42238, 84751 and 2558. 43.3% of the statutory pass-through payment (Column 8) is considered to be property tax, and is subtracted from Taxing Entity Contribution (Column 4) to calculate the amount of State Subvention.
(8) Annual statutory pass-through payment, assuming FUSD is eligible for statutory pass-through payments.
(9) Total offsets equal State Subvention (column 7) and pass-through payment (column 8).
(10) Net annual contribution equals total potential taxing entity contribution (column 6) less total offsets (column 9)
Positive numbers reflect net contribution. Negative numbers reflect net benefit to taxing entity. 56.7% of statutory pass-through payment (Column 8) is not considered to be property tax, and is available to be used for educational facilities as a benefit of redevelopment.
(11) Cumulative contribution to redevelopment. Positive numbers reflect net contribution. Negative numbers reflect net benefit to taxing entity.
(12) Net present value of annual benefit, based on 6% discount rate.
(13) Net present value of cumulative benefit, based on 6% discount rate.

## Impact Table J-3
## County Office of Education Contribution to Project Area
## Industrial Area (Portion of Merged Project Area)

| Year (N) | Fiscal Year | (1) Additional Tax Increment Generated by Amendment | (2) Less: County Admin Fees | (3) Additional Net Tax Increment to Agency | Potential Taxing Entity Contribution (4) Entity Contribution (at 0.56%) | (5) Fixed ERAF Takeaway | (6) Total Potential Contribution | Offsets (7) State Subvention | (8) Pass-Through Payment | (9) Total Offsets | Net Benefit from Redevelopment: Future Value Dollars (10) Annual | (11) Cumulative | Present Value Dollars (12) Annual | (13) Cumulative |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base | 1983/ 84 | | | | | | | | | | | | | |
| 26 | 2009/ 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | 2010/ 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2011/ 12 | 14,123,228 | 156,913 | 13,966,315 | 78,726 | 0 | 78,726 | 78,726 | 8,326 | 87,052 | (8,326) | (8,326) | (6,991) | (6,991) |
| 29 | 2012/ 13 | 34,282,552 | 380,805 | 33,901,747 | 191,099 | 0 | 191,099 | 191,099 | 20,038 | 211,137 | (20,038) | (28,364) | (15,872) | (22,863) |
| 30 | 2013/ 14 | 36,617,589 | 406,660 | 36,210,929 | 204,115 | 0 | 204,115 | 204,115 | 21,216 | 225,331 | (21,216) | (49,580) | (15,854) | (38,717) |
| 31 | 2014/ 15 | 39,067,079 | 433,777 | 38,633,302 | 217,770 | 0 | 217,770 | 217,770 | 22,417 | 240,187 | (22,417) | (71,997) | (15,803) | (54,520) |
| 32 | 2015/ 16 | 40,040,025 | 444,656 | 39,595,370 | 223,193 | 0 | 223,193 | 223,193 | 23,642 | 246,835 | (23,642) | (95,639) | (15,723) | (70,243) |
| 33 | 2016/ 17 | 41,073,306 | 456,201 | 40,617,104 | 228,952 | 0 | 228,952 | 228,952 | 24,893 | 253,845 | (24,893) | (120,532) | (15,618) | (85,861) |
| 34 | 2017/ 18 | 43,860,049 | 487,039 | 43,373,010 | 244,487 | 0 | 244,487 | 244,487 | 26,168 | 270,655 | (26,168) | (146,700) | (15,489) | (101,350) |
| 35 | 2018/ 19 | 46,747,784 | 518,991 | 46,228,793 | 260,584 | 0 | 260,584 | 260,584 | 27,468 | 288,052 | (27,468) | (174,168) | (15,338) | (116,688) |
| 36 | 2019/ 20 | 49,414,605 | 548,516 | 48,866,089 | 275,450 | 0 | 275,450 | 275,450 | 28,794 | 304,244 | (28,794) | (202,962) | (15,168) | (131,856) |
| 37 | 2020/ 21 | 50,700,450 | 562,855 | 50,137,595 | 282,618 | 0 | 282,618 | 282,618 | 30,148 | 312,766 | (30,148) | (233,110) | (14,983) | (146,839) |
| 38 | 2021/ 22 | 52,054,394 | 577,947 | 51,476,447 | 290,164 | 0 | 290,164 | 290,164 | 31,528 | 321,692 | (31,528) | (264,638) | (14,782) | (161,621) |
| 39 | 2022/ 23 | 53,449,135 | 593,491 | 52,855,644 | 297,939 | 0 | 297,939 | 297,939 | 32,936 | 330,875 | (32,936) | (297,574) | (14,568) | (176,188) |
| 40 | 2023/ 24 | 56,537,349 | 627,668 | 55,909,681 | 315,154 | 0 | 315,154 | 315,154 | 34,371 | 349,525 | (34,371) | (331,945) | (14,342) | (190,530) |
| 41 | 2024/ 25 | 59,555,825 | 661,082 | 58,894,743 | 331,980 | 0 | 331,980 | 331,980 | 35,836 | 367,816 | (35,836) | (367,781) | (14,107) | (204,637) |
| 42 | 2025/ 26 | 61,410,190 | 681,694 | 60,728,496 | 342,317 | 0 | 342,317 | 342,317 | 37,330 | 379,647 | (37,330) | (405,111) | (13,863) | (218,500) |
| 43 | 2026/ 27 | 63,081,074 | 700,293 | 62,380,781 | 351,630 | 0 | 351,630 | 351,630 | 38,854 | 390,484 | (38,854) | (443,965) | (13,612) | (232,112) |
| 44 | 2027/ 28 | 64,807,574 | 719,508 | 64,088,066 | 361,254 | 0 | 361,254 | 361,254 | 40,408 | 401,662 | (40,408) | (484,373) | (13,355) | (245,467) |
| 45 | 2028/ 29 | 66,586,071 | 739,299 | 65,846,772 | 371,168 | 0 | 371,168 | 371,168 | 41,994 | 413,162 | (41,994) | (526,367) | (13,094) | (258,561) |
| 46 | 2029/ 30 | 68,715,777 | 762,958 | 67,952,819 | 383,039 | 0 | 383,039 | 383,039 | 43,610 | 426,649 | (43,610) | (569,977) | (12,828) | (271,389) |
| 47 | 2030/ 31 | 70,912,562 | 787,360 | 70,125,202 | 395,285 | 0 | 395,285 | 395,285 | 46,000 | 441,285 | (46,000) | (615,977) | (12,765) | (284,155) |
| 48 | 2031/ 32 | 73,184,485 | 812,593 | 72,371,892 | 407,949 | 0 | 407,949 | 407,949 | 49,000 | 456,949 | (49,000) | (664,977) | (12,828) | (296,983) |
| 49 | 2032/ 33 | 13,778,898 | 159,378 | 13,619,520 | 76,771 | 0 | 76,771 | 76,771 | 52,500 | 129,271 | (52,500) | (717,477) | (12,966) | (309,949) |
| 50 | 2033/ 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (717,477) | 0 | (309,949) |
| **TOTAL** | | **1,100,000,000** | **12,219,685** | **1,087,780,315** | **6,131,644** | **0** | **6,131,644** | **6,131,644** | **717,477** | **6,849,121** | **(717,477)** | | **(309,949)** | |

Present Value Discount Rate: 6.0%

(1) Additional tax increment claimed by Agency above $400 million existing tax increment cap, including County property tax administration fee.
(2) County Administrative fee for administration of property taxes.
(3) Net property tax increment retained by Agency after deduction of County property tax administration fees.
(4) Taxing entity contribution to tax increment based on ERAF-adjusted AB8 factors provided by County Auditor-Controller.
(5) Fixed amount paid to ERAF on behalf of taxing entity through life of redevelopment plan. Alameda County pays the Fixed ERAF Takeaway amount on behalf of those taxing entities affected by ERAF in the amount of the ERAF payment attributable to the Industrial Project Area in the year that ERAF was established. For education or multi-jurisdictional entities, this amount is zero.
(6) Total potential contribution equals taxing entity contribution (column 4) plus fixed ERAF payment (column 5).
(7) The State system of per student subventions has the effect of holding education districts harmless from "forgone" property tax revenues resulting from redevelopment tax increment financing per Education Code Sections 42238, 84751 and 2558.
(8) Annual pass-through payment per Fiscal Agreement for Industrial Project Area.
(9) Total offsets equals State Subvention (column 7) plus pass-through payment (column 8).
(10) Net annual contribution equals taxing entity contribution (column 4) plus fixed ERAF payment (column 5) less State subvention (column 6) less pass-through payment (column 11). Positive numbers reflect net contribution. Negative numbers reflect net benefit to taxing entity.
(11) Cumulative contribution to redevelopment. Positive numbers reflect net contribution. Negative numbers reflect net benefit to taxing entity.
(12) Net present value of annual benefit, based on 6% discount rate.
(13) Net present value of cumulative benefit, based on 6% discount rate.

# Appendix K:

# Amended Implementation Plan

# AMENDED IMPLEMENTATION PLAN FOR THE FREMONT MERGED REDEVELOPMENT PROJECT

# REDEVELOPMENT AGENCY OF THE CITY OF FREMONT

**Effective July 1, 2008 to June 30, 2013**

**(Public Hearing by the Redevelopment Agency Board scheduled for February 16, 2010)**

# AMENDED IMPLEMENTATION PLAN
# FOR THE FREMONT MERGED REDEVELOPMENT PROJECT
# (FY 2008/09 THROUGH FY 2012/13)

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# I. INTRODUCTION

## 1. Purpose of the Implementation Plan

This Implementation Plan highlights the accomplishments of the Redevelopment Agency of the City of Fremont (Agency or Redevelopment Agency) during the past five years and establishes Agency policy priorities for the next five years to redevelop the Fremont Merged Redevelopment Project Area (Merged Project Area or Project Area) consisting of the previously adopted Niles, Irvington, Centerville, and Industrial Project Areas, which were merged in 1998. The Implementation Plan sets forth programs and projects that will eliminate blight in the Merged Project Area and create new affordable housing opportunities in the community during the Implementation Period. The Implementation Plan also provides an explanation of how the goals, objectives, programs and expenditures for the next five years will serve to eliminate blight in the Merged Project Area.

## 2. Current Implementation Plan

In June 2008, the Fremont City Council, as the Agency's legislative body, adopted the most recent Five Year Implementation Plan for the Merged Project Area, as required by Section 33490(a) of the California Community Redevelopment Law (the "CRL"). This plan (the "Initial 2008-13 Implementation Plan") described the Agency's specific goals and objectives, along with proposed actions, projects, and expenditures for the Merged Project Area for the period from July 1, 2008 through June 30, 2013 (Implementation Period), which encompasses fiscal years FY 2008/09 through FY 2012/13. The Initial 2008-13 Implementation Plan supplements the description of the overall Merged Redevelopment Program that was presented in the Redevelopment Plan for the Merged Project Area.

## 3. Proposed Redevelopment Plan Amendment and Amended Implementation Plan

The primary source of funding for the Fremont Redevelopment Agency is the tax increment generated from the Industrial Area portion of the Merged Project Area (which may also be expended in the Irvington, Niles and Centerville portions of the Merged Project Area as a result of the 1998 merger of the four project areas). It is now estimated that the current $400 million cap on the receipt of Industrial Area tax increment will not be sufficient to provide the needed funding for the redevelopment program activities identified in the 1998 Amended Plans. Current financial estimates indicate that the existing $400 million cap will be reached in FY 2011/12.

In 2007, Agency staff began the process of amending the Redevelopment Plan (Plan Amendment or 2010 Plan Amendment) as authorized by the CRL to accomplish the following:

- Amend, restate, and consolidate the current Constituent Redevelopment Plans into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (Including the Irvington, Niles, Centerville, and Industrial Project Areas)." This Merged Redevelopment Plan (or Merged Plan) would incorporate the applicable provisions from each of the current Constituent Redevelopment Plans;
- Increase the limit on the amount of tax increment revenue from the Industrial Area portion (as further described below) of the Merged Project Area that may be claimed by the Agency from the current limit of $400 million to a proposed revised limit of $1.5 billion;
- Increase the limit on the principal amount of bonded indebtedness secured by tax increment revenue that may be outstanding at any time from the current combined Merged Project Area limit of $200 million to a revised combined limit of $550 million;
- Update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area; and
- Update various text provisions to conform to the current requirements of the CRL.

The Agency has prepared this document (the "Amended 2008-2013 Implementation Plan") in concert with the proposed Plan Amendment in order to update and amend the Initial 2008-13 Implementation Plan to reflect the potential changes in the Merged Redevelopment Program over the remaining years of the Implementation Period, which ends June 30,2013. This Amended 2008-2013 Implementation Plan will be presented to the Agency and City Council at the joint public hearing on the proposed Plan Amendment, currently scheduled for February 16, 2010. It will be considered for adoption by the Agency in tandem with the City Council's consideration of adoption of the proposed Plan Amendment. If adopted, this Amended 2008-2013 Implementation Plan will become effective if and when the proposed Plan Amendment becomes effective. Upon such effectiveness, the term "Implementation Plan" as used in this document to refer to the Agency's implementation plan for the 2008-2013 period shall mean this Amended 2008-2013 Implementation Plan.

This Amended Implementation Plan is incorporated in the Final Report to Council/State Report on the Plan Amendment in compliance with CRL Sections 33352(c) and 33451.5(c)(7) as Appendix K.

## 4. History and Status of Merged Redevelopment Project

Pursuant to California Community Redevelopment Law, the City of Fremont has adopted, and the Redevelopment Agency is currently implementing, redevelopment plans for four areas in the community: the Irvington redevelopment plan and project area (adopted in 1977, project area expanded in 1998); Niles redevelopment plan and project area (adopted in 1977, project area expanded in 1998); Industrial Area redevelopment plan and project area (adopted in 1983); and Centerville redevelopment plan and project area (adopted in 1997). Together, these four areas comprise the Fremont Merged Redevelopment Project Area. (See Figure 1, which shows the general location of the four redevelopment areas comprising the Merged Project Area, and Figures 2 through 5, which show the boundaries of the four areas comprising the Merged Project Area.)

Three of the areas--the approximately 473-acre Irvington, the approximately 138-acre Niles, and the approximately 302-acre Centerville areas--include the older historic commercial centers of Fremont. These three areas share the typical burdens of older downtown areas, including an overall mixed land use character; inadequate street capacities and layouts; aged, obsolete and deteriorating structures; and disuse or underutilization of structures and land. In contrast, the Industrial Area is an approximately 3,000-acre, partially redeveloped, light industrial area which presents substantial opportunity for viable, contemporary, light industrial (e.g., R&D) development, and potential other uses if the identified transportation infrastructure inadequacies can be alleviated.

The 1998 amendment to the four redevelopment plans (1998 Amended Plans) provided for various changes and refinements, including the financial merger of the four redevelopment project areas into one Fremont Merged Redevelopment Project Area in order to pool and distribute tax increment revenue from the newly developing Industrial Area for use in facilitating redevelopment activities in the other three areas.

## 5. Implementation Plan Required by California State Law

AB 1290 and SB 732, enacted in 1993 and 1994 respectively, as a comprehensive reform of the California Redevelopment Law (CRL), established regulations, which required each redevelopment agency to adopt an Implementation Plan no later than December 31, 1994, and to update the plan every five years. The Redevelopment Agency of the City of Fremont adopted its first Implementation Plan for the Industrial Project Area, the Niles Original Project Area, and the Irvington Original Project Area in December 1994. The initial Implementation Plan for the Centerville Redevelopment Project was adopted in 1997. In order to combine and consolidate the Implementation Plan process and documentation, a new Implementation Plan for the four project areas was later adopted in 1998 as part of the Report to Council for the 1998 Amended Plans. The previous

Implementation Plan (2003-2008) was adopted in 2003 and updated during the mid-term review period, as required by the CRL, in June 2006.

The Implementation Plan requirements include the Affordable Housing Plan requirements for redevelopment agencies enacted by AB 315 in 1992 and AB 637 in 2001. This Implementation Plan has been drafted to meet the requirements of the CRL per AB 1290, SB 372, AB 315 and AB 637.

## 6. The 1998 and 2003 Implementation Plans

The 1998 Implementation Plan allowed the original project areas of Niles, Irvington, Centerville, and Industrial, and the proposed added areas in Niles and Irvington to have a common five-year planning and implementation period under the CRL, thus avoiding the confusion to decision makers and the public of having multiple, overlapping and inconsistent planning periods for different geographic portions of Fremont's project areas. The 1998 Implementation Plan also enabled the Agency to set forth a comprehensive and coordinated redevelopment program for each of the project areas that takes into account the financial and legal resources made possible through the 1998 Amended Plans, including the resources made available through the financial merger.

The 2003 Implementation Plan was in effect for the period from July 1, 2003 through June 30, 2008, encompassing Fiscal Years 2003/04 through Fiscal Years 2007/08. The Agency completed a mid-term update of the plan by June 30, 2006, as required by CRL. In accordance with Redevelopment Law, the Affordable Housing section of the Implementation Plan addressed ten-year compliance periods for certain affordable housing functions of the Agency.

## 7. Contents of the Implementation Plan

This Implementation Plan consists of the following major components:

- Introduction
- Accomplishments during the past five years
- Summary of Blighting Influences and Deficiencies to be Corrected
- Proposed Activities in the Niles, Centerville and Irvington Project Areas
- Proposed Affordable Housing Activities

The Implementation Plan is intended to provide general guidance for the implementation of the Agency's redevelopment programs. It is expected that conditions will change in the course of undertaking these programs. Therefore, the Agency intends to use and interpret this Implementation Plan as a flexible guide, incorporating the goals, objectives and

potential programs shaping Redevelopment Agency activities during the Implementation Period, while providing flexibility so the agency may adjust to changing circumstances, resource availability and new opportunities.

The Implementation Plan will be in effect for the period from July 1, 2008 through June 30, 2013, encompassing Fiscal Years 2008/09 through Fiscal Years 20012/13. The Agency will update the plan at least once during the Implementation Period, by June 30, 2011. The Affordable Housing section of the Implementation Plan also addresses ten-year compliance periods for certain affordable housing functions of the Agency, as required by the CRL.

## II. REDEVELOPMENT PLAN LIMITS

In compliance with CRL Section 33490 (A)(5), effective January 1, 2008, following are the time and dollar limits applicable to the various portions of the Merged Project Area upon effectiveness of the 2010 Plan Amendment and this Amended 2008-2013 Implementation Plan.

| Constituent Area | Time Limit for Debt Incurrence | Time Limit for Plan Effectiveness | Time Limit for Debt Repayment/ Receipt of Tax Increment | Maximum Tax Increment Collection | Limit on Outstanding Bonded Indebtedness | Time Limit for Eminent Domain |
|---|---|---|---|---|---|---|
| **Irvington** | | | | | | |
| Original Area | Eliminated[1] | 7/5/18 | 7/5/28 | Combined Limit of | Combined Limit of | 7/7/2010 |
| Added Area | 7/7/18 | 7/7/29 | 7/7/44 | $180,000,000 | | 7/7/2010 |
| **Niles** | | | | | | |
| Original Area | Eliminated[1] | 7/5/18 | 7/5/28 | Combined Limit of | $550,000,000 | 7/7/2010 |
| Added Area | 7/7/18 | 7/7/29 | 7/7/44 | $55,000,000 | | 7/7/2010 |
| **Industrial** Area | Eliminated[1] | 11/22/24 | 11/22/34 | $1,500,000,000 | For All Projects | 7/7/2010 |
| **Centerville** Area | 7/8/17 | 7/8/28 | 7/8/43 | No limit | | 7/8/2009 |

[1] With the result that the effective time limit for debt incurrence becomes the same as the time limit for Plan effectiveness shown in the column immediately to the right.

# III. ACCOMPLISHMENTS: THE PAST FIVE YEARS

## 1. Programs and Projects Assisted with Non-Housing Redevelopment Funds

This section provides brief descriptions of public and private improvements supported or implemented by the Redevelopment Agency during the past five years (July 1, 2003-June 30, 2008).

### 1.1 Niles Area

**SUMMARY**

**GOALS: The elimination of adverse physical and economic conditions and the enhancement of the historic business district in the Niles Area.**

City/Agency Dollars Invested: Approximately $12.4 M

**PROJECTS COMPLETED AND INITIATED**

**Former Union Pacific Railroad Property Acquisition and Remediation:** In February 2005, finalized Redevelopment Agency acquisition of the 5.25-acre railroad property located along Niles Boulevard in the heart of the Niles Project Area. In August 2006, completed the Redevelopment Agency's first Environmental Oversight Agreement (EOA) with California Department of Toxic Substances Control for site clean-up. Clean-up work performed September-December 2007; site now ready for redevelopment. ***Agency role:*** Funding.

**Niles Town Plaza:** Completed conceptual design work for a two-acre public plaza located on a portion of the former Union Pacific Property and appropriated funding for plaza construction in July 2005. Construction will begin Spring 2008, estimated completion - early 2009. ***Agency role:*** Funding and facilitating community input.

**Niles Concept Plan Implementation:** In June 2005, completed amendment to commercial zoning standards allowing a more intensive level of development within the Niles business district without the provision of additional parking. ***Agency role:*** Funding and facilitating community input.

**Niles Sign Program:** New gateway and directional signage approved as part of the Niles Sign Program (October 1999) was installed beginning in late-2004 and was completed in the fall 2005. Lighting upgrades completed on gateway signs in 2006. ***Agency role:*** Funding.

**Veterans' Memorial Flagpole:** In conjunction with the several Niles' community groups (i.e., Rotary, Main Street and Merchants Associations), the Redevelopment Agency and City staff replaced the historic World War I Veterans' Memorial Flagpole, which serves as a defining landmark for the Niles District. ***Agency role:*** Facilitating permitting process.

**Niles Essanay District Revitalization Agreement:** Completed Redevelopment Agency-Niles Essanay Silent Film Museum Agreement to promote the Niles Project Area revitalization including the operation of a shuttle service linking the Niles Canyon Railway with the commercial district. Agreement renewed Fall 2007 to continue economic revitalization services. ***Agency role***: Funding.

**Retail Marketing/Business Recruitment and Business Development Resources:** In conjunction with the Office of Economic Development, staff worked with commercial property owners in refining marketing strategies, tenant recruitment and leasing techniques aimed at improving their properties' potential and the overall revitalization of the historic districts. ***Agency role:*** Provide funding for program, facilitate community input, and assist in the identification of available and underutilized properties.

**Commercial Rehabilitation Loan/Grant Program**: Three projects have been completed in Niles' downtown core. ***Agency role:*** Funding and technical assistance

## 1.2 Irvington Area

### SUMMARY

**GOALS: The elimination of adverse physical and economic conditions and the enhancement of the historic business district in Irvington; the conservation and enhancement of existing residential neighborhoods and the creation of residential opportunities for various segments of the community.**

City/Agency Dollars Invested: Approximately $ 46.7 M

### PROJECTS COMPLETED AND INITIATED

**Irvington Concept Plan:** Initiated activities to implement the Irvington Concept Plan and completed the rezoning of the Bay Street area in conformance with the Plan. Renovated buildings along Bay Street will be consistent with the Design Guidelines and zoning requirements adopted for the Bay Street Planned District. ***Agency Role:*** Funding and facilitating community input.

**Monument Center:** Staff continued working with property owners to discuss future development opportunities for their property, and conceptual site planning. Completed a

market feasibility study for Monument Center. This effort is expected to result in private development applications within the next five years. ***Agency role:*** Funding, facilitating design assistance and community input.

**Bay Street Streetscape & Parking Project:** Completed construction of the public parking lot. Over the next five years, the Agency will implement the Bay Street Streetscape, including utility undergrounding, to support local businesses. To augment Agency funding, staff secured both MTC and HCD grants totaling approximately $2,000,000. ***Agency role:*** Funding, facilitating design and community input.

**Roberts Avenue Sidewalk Improvements:** The Roberts Avenue Sidewalk Project was completed, including a street tree planting program with local residents.
***Agency role:*** Funding.

**Irvington BART Station:** The Agency funded a study to assess the feasibility of the Irvington BART Station. During the next five years, additional funds will be expended to promote this location for a station in Fremont. ***Agency role:*** Funding.

**Retail Marketing/Business Recruitment and Development Resources:**

In conjunction with the Office of Economic Development, staff worked with commercial property owners on refining marketing strategies, tenant recruitment and leasing techniques aimed at improving their properties' potential and the overall revitalization of the historic districts. ***Agency role:*** Funding, facilitating community input, assisting in the identification of available and underutilized properties.

**Commercial Rehabilitation Loan/Grant Program:** Staff revised the program parameters and expects to proceed with projects**,** predominately concentrated around "Five Corners", to improve the area. ***Agency role:*** Funding and facilitation.

**Grimmer Gateway Project:** Began refining the Irvington Concept Plan along Grimmer Blvd. to implement a connection between the Irvington commercial district and Fremont's Central Park. As part of this project, staff will define opportunities for improvements and potentially for restoration of the adjacent creek and flood control channel**.** ***Agency Role:*** Funding and facilitation

**Main Street:** Using the Irvington Concept Plan, initiated the process to refine appropriate land uses and development standards in cooperation with community interests. Complete a Planned District rezoning and initiate a streetscape design in conformance with this effort. ***Agency Role:*** Funding and facilitation

### 1.3 Centerville Area

**SUMMARY**

**GOALS: Revitalization of Centerville's historic community business district; Provision of new housing opportunities for existing and future residents in locations undergoing land use transition; Conservation of Centerville's historic resources**

City/Agency Dollars Invested: Approximately $18.1M

## PROJECTS COMPLETED AND INITIATED

**Unified Redevelopment Area (the "Centerville Unified Site"):** In March 2005, executed a Disposition and Development Agreement (DDA) on 6.5-acre Agency-owned Unified Site for a mixed-use project. However, due to financial infeasibility of the project, the DDA was mutually terminated in early 2007. After issuance of a new RFQ, the Agency selected a new developer for a retail project and is currently negotiating terms. ***Agency role:*** Funding of acquisition, tenant relocation, demolition, and site clean-up; securing developer and facilitating negotiations.
**Centerville Depot Parking Improvements:** Acquired second parking lot in Spring 2005, demolished existing building in Fall of 2005, and began construction in Winter 2005. Completed construction and improvements of second parking lot in Summer of 2006. ***Agency role:*** Contributing funding for new parking lot and access study, facilitating community input.

**Central Avenue Street Improvements:** Facilitated approval of final design for the widening of Central Avenue from Fremont Boulevard to Joseph Street, and undergrounding of utilities from Fremont Boulevard to Dusterberry. Completed construction in Spring 2008. ***Agency role:*** Provided majority of funding and facilitated community input.

**Hansen Avenue Sidewalk Improvements:** In conjunction with the new Maple Square Apartments (see below, under Item #2), facilitated the construction of new curb, gutter and sidewalk between Holly and Oak streets on Hansen Avenue. ***Agency role:*** Funding and facilitation.

**Center Theater Rehabilitation Project:** Began exploring the feasibility of the renovation and reuse of this historic Centerville building and provided assistance to the Center Theater Preservation Group in their efforts to identify a business plan and reuse strategy. ***Agency role:*** Funding, facilitation, and site planning assistance.

**Dusterberry/Peralta Park:** Began exploring the reuse of existing buildings for new recreational facilities, or alternatively, replacing those buildings with new outdoor recreational uses. ***Agency role:*** Funding, site planning assistance and facilitation of community input.

**Centerville Specific Plan Implementation**: Provided ongoing assistance to property owners in the form of funding for architectural design services; assembling property for

development, and helping to streamline development processes. ***Agency role***: Funding and facilitation.

**Retail Marketing/Business Recruitment and Development Resources:**
In conjunction with the Office of Economic Development, worked with commercial property owners on refining marketing strategies, tenant recruitment and leasing techniques aimed at improving their properties' potential and the overall revitalization of the historic districts. ***Agency role:*** Funding the program, facilitating community input, assisting in the identification of available and underutilized properties.

**Commercial Rehabilitation Loan/Grant Program**: Ten projects undertaken, seven completed (3660 Peralta, 3875 Peralta, 4057 Baine, 4074 Eggers, 4050 Alder, 37112, 37120, 37126, 37128 & 37140 Maple Street, and 38487 Fremont Blvd ). ***Agency role***: Funding and technical assistance.

## 1.4 Industrial Area

### SUMMARY

**GOALS: To enable the full development of the Project Area as called for in the General Plan without the intolerable levels of traffic congestion and attendant environmental problems; to ensure full utilization of the existing public infrastructure; to promote centralized industrial development within the region; to retain and attract high-growth, clean industries benefiting the City; to expand and improve the community's supply of affordable low and moderate-income housing through the use of a portion of the tax increment generated by the Project.**

City/Agency Dollars Invested: Approximately $59 M

### PROJECTS COMPLETED AND INITIATED

**Dixon Landing Interchange:** Construction began in August 2001 and was completed in July 2004. All property settlement and relocation of electric utilities, a distribution feeder gas main, and the large gas pipelines have been completed. All work is now completed and final billings are being settled with Caltrans. ***Agency role:*** Funding for design, Right-of-Way engineering and construction.

**I-880 Mission Blvd Interchange**: Construction of Phase 1A began in April 2005. The project is currently 77% completed and is scheduled to be 100% completed in Winter 2009. Design of Phase 1B (the widening of Mission Boulevard and the reinstallation of the Kato Road ramps) and Phase 2 (the Warren Avenue Grade Separation) is currently

underway and is being coordinated with other project partners (Santa Clara VTA, UPRR, and ACTA). ***Agency role:*** Funding for design, right-of-way engineering, and construction.

**Municipal Parcel:** Since the parcel was acquired in 2001, Agency has been funding and facilitating various land management activities on the site in anticipation of future development in the area. ***Agency role:*** Funding.

## 2. Programs Assisted with Affordable Housing Funds (20% Housing Set-Aside)

### 2.1 New Construction

1. **Rotary Bridgeway Apartments (Irvington):** An 18-unit development consisting of transitional and permanent housing for households with incomes ranging from extremely low to low income. Rotary Bridgeway Apartments opened in June 2005. ***Agency role:*** Provided $4.8 million in predevelopment, land acquisition and construction loans (includes Agency, HOME and CDBG funds).

2. **Lincoln Oaks Apartments (Irvington):** Eleven (11) accessible and affordable apartments for developmentally-disabled adults. HUD Section 811 funding allows residents to pay 30% of their monthly income to rent the one and two-bedroom apartments. Lincoln Oaks was completed in August 2006. ***Agency role:*** Provided $1.5 million in development gap financing (includes Agency, HOME and CDBG funds).

3. **<u>Irvington Terrace (Irvington):</u>** Family development **c**onsists of 100 affordable one, two and three-bedroom rental apartments located on 2 acres within walking distance of many neighborhood services. Rents target extremely-low to very low income families. Opened in July 2007. ***Agency role:*** Provided $9.2 million in predevelopment, land acquisition and construction loans (includes Agency, HOME and CDBG funds).

4. **<u>Maple Square Apartments (Centerville):</u>** A 132-unit affordable rental community for families offering studio, one, two and three bedroom apartments. The development also includes 9 market-rate single family homes. Maple Square was completed in August 2007. ***Agency role:*** Provided $12.3 million in predevelopment, land acquisition and construction loans.

5. **<u>Fremont Vista Retirement Homes (Outside Project Areas):</u>** Assisted-living apartment complex consisting of 100 units, with 20 units reserved for very low and low-income seniors for a 55-year period. Fremont Vista opened in December 2004. ***Agency role:*** Provided $2.47 million in development gap financing.

6. **<u>Fremont Oak Gardens (Outside of Project Areas):</u>** The first affordable housing apartment community in Fremont for very low and lower income seniors, featuring amenities and design features oriented to the special needs of deaf seniors. Construction completed in July 2005. ***Agency role:*** Provided $4.4 million in predevelopment, land acquisition and construction loans (includes Agency, HOME and CDBG funds).

***New Construction (In Pipeline):***
The following projects were initiated in FY 2007-08 and are in the early planning stages. The Agency is working with developers in conducting due diligence for the sites.

1. **Eden Housing-Peralta Senior Housing (Centerville):** Proposed development of 98 senior rental apartments with a senior services component on a 2.98-acre site in Centerville. Eden Housing, the developer, has purchased the land and has applied for building permits. Agency role: $12.7 million development loan.

2. **Main Street Village (Irvington):** Allied Housing intends to build 64 extremely-low, very low and low-income supportive housing units, as well as ground floor commercial space, on an approximately 1.6-acre site located at 3615 Main Street and High Street in the Irvington Redevelopment Project Area. Allied has executed a purchase option to secure the land. ***Agency role:*** Provided $7 million development loan.

3. **Centerville Unified Site (Centerville):** Current development plans include retail along the Fremont Boulevard frontage, a town green or public gathering space and a housing component.

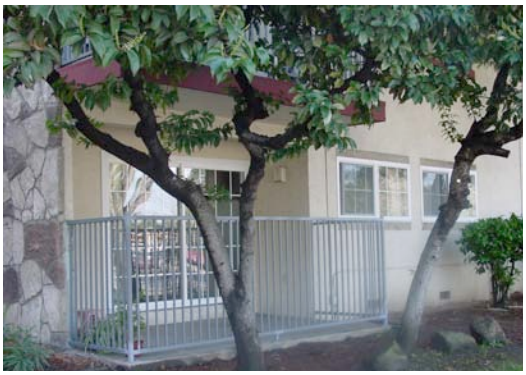
3. **Crown Court (Centerville):** Glofrem Properties plans to develop a 27-unit market-rate townhouse-style condominium project on a vacant site located at the corner of Central Avenue and Fremont Boulevard (former Haller's Pharmacy location) in Centerville. The Agency owns approximately 4,000 square feet of the 1-acre development site and would need to sell its land to the developer for site assemblage. Four units would be affordable at moderate income. Agency role: Acquired former Haller's Pharmacy site and relocated the tenants to a neighboring site.

## 2.2 Apartment Acquisition and/or Rehabilitation

1. **<u>Baywood Apartments (Irvington):</u>** Refinancing and rehabilitation of an 82-unit family affordable housing community located in Irvington. Baywood offers rents affordable to extremely low, very low and low income families. ***Agency Role:*** Provided $1.3 million of new funds (includes Agency, HOME and CDBG) to assist with rehabilitation costs and extended the terms of an existing $2.5 million development loan.

2. **<u>Glen Haven Apartments (Centerville):</u>** Acquisition and rehabilitation of an 81-unit apartment complex on Central Avenue in Centerville. KDF Communities acquired and renovated the apartments with Agency financial assistance. Rents for 57 units were reduced to rents affordable to very low and low-income households for a 55-year period. Renovation was completed in October 2003. ***Agency Role:*** Provided $3 million for acquisition and rehabilitation costs.

Interior Improvements



Exterior Improvements

3. **<u>Glen View Apartments (Centerville):</u>** Acquisition and rehabilitation of a 71-unit apartment complex on Central Avenue in Centerville. KDF Communities acquired and renovated the apartments with Agency financial assistance. All the units are affordable to very low and low-income households for a 55-year period. Renovation was completed in January 2006. ***Agency Role:*** Provided $350,000 for rehabilitation costs.

4. **<u>Century Village (Outside of Project Areas)</u>**: Rehabilitation of an existing 100-unit family affordable rental housing development. Property improvements, which included the installation of a fire sprinkler/alarm system, were necessary to address health and safety concerns. Rehabilitation was completed in March 2005. ***Agency Role:*** Provided $553,000 loan for property improvements.

## 2.3 First-Time Homebuyers Program

1. **Program Development/Implementation:** Developed and implemented the First Time Homebuyers Program which provides up to $40,000 in down payment assistance to eligible homebuyers. Agency role: Provided down payment assistance to 64 First Time Homebuyers and developed/implemented informational workshops, serving over 3,300 potential homebuyers. An additional 189 families who participated in the City's informational workshops purchased homes using other funding sources, such as CaHLIF, for down payment assistance.

2. **Buyer Selection:** Agency assisted in selecting eligible buyers for over 100 below market "for sale" homes in fourteen developments throughout Fremont: Mayfield, Sequoia Crossings, Capistrano, Villa Savona, Morrison Crossing, Catalina, Woodbridge, Morgan Square, Niles Square, Villa d'Este, Castilleja, Cascade @ Montebello, Sonora@ Montebello, and Loredo @ Montebello.

## 2.4 Home Improvement Loan Program

1. **Continuation of Program:** The Home Improvement Loan Program provides low-interest loans and grants to low and moderate income owners of single-family residential properties located in Irvington, Niles and Centerville Redevelopment Areas and adjacent target-area neighborhoods. The financial assistance can be used to address health and safety deficiencies and code violations, as well as general property improvements such as roof repair or replacement, painting, kitchen and bathroom remodel, plumbing and electrical system upgrade, landscaping and fencing and foundation repair. ***Agency role:*** Provided $1,104,536 in loans and grants. A total of 23 families were assisted: Nineteen (19) families received a loan to rehabilitate their home, three (3) families received a beautification grant to complete façade and landscaping projects and one (1) family received a home access grant to make their home more accessible for a disabled family member.

## 2.5 Preservation of Affordable Housing

1. **Affordable Housing Preservation Strategy:** Helped preserve 268 apartments in danger of converting to market rate. All units housed seniors or special needs households. ***Agency role:*** Managed relationship with apartment managers/owners as well as the Department of Housing & Urban Development to ensure at-risk units remain affordable, and

provided funding for costs associated with initial due diligence, such as updating appraisals. Served as an intermediary to seek out additional resources, including federal, state and local financial assistance programs.

## 2.6 Other Housing Accomplishments

1. **Landlord and Tenant Counseling:** Responded to an annual average of 1,400 calls and inquiries from landlords and tenants, and to an annual average of over 1,200 calls from home seekers.

2. **Housing Scholarship Program:** Continued administration of the City's Housing Scholarship Program, assisting over 300 families with rental assistance, so that eligible families could become self-sufficient.

3. **Inclusionary Housing Ordinance:** Implemented the City's Inclusionary Housing Ordinance that requires all new residential developments, including those in the Project Area, to reserve 15% of the project as affordable to very low and low income renters and moderate income homebuyers.

4. **Issuance of Bonds for Housing Programs**: In May 2003, the Agency issued a bond secured by 50% of the Affordable Housing Fund (20% housing set-aside of tax increment revenue), creating approximately $16-18 million to invest in new affordable housing development.

5. **Assistance for Hurricane Katrina Evacuees:** Immediately following Hurricane Katrina in 2005, some displaced families found their way to Fremont and were in desperate need of social services and housing. City staff were able to quickly mobilize help to displaced families, when the Office of Housing and Urban Development (HUD), waived several regulatory barriers which allowed the City to allocate $40,000 in CDBG funding for immediate public service access. Funds were used to help families purchase needed services, goods, and to rent housing for up to three (3) months. The City's Office of Housing and Redevelopment placed ten (10) families in affordable housing through negotiation with supportive local landlords and made the payment of the initial deposit required to secure an apartment. The City assisted these families to remain in their housing units by making full payment of each family's rent for at least three (3) months for those families that received no public housing benefits. Eight (8) of the ten (10) families assisted have made Fremont their home and have progressed through various stages toward self-sufficiency, resulting in permanent employment and enrollment in vocational training programs.

6. **Workforce Housing Reward Grant:** The State awarded the City of Fremont a $97,000 Workforce Housing Reward Grant in 2005 and a $626,000 Workforce Housing Reward Grant in 2006. Funded through Proposition 46, the grant rewards jurisdictions that approve housing affordable to very low and low income households. The 2005 grant was used to fund traffic calming devices on Davis Street near Irvington Terrace Apartments in the Irvington Redevelopment Area. The 2006 grant was used to assist with the development of Maple Square Apartments located in the Centerville Redevelopment Area, and to help finance an environmentally sustainable parking lot on Bay Street in the Irvington Redevelopment Area. The grant funds resulted from the development of Irvington Terrace, Maple Square and Lincoln Oaks Apartments, all of which received Redevelopment Agency financial assistance.

7. **Helen Putnam Award:** In 2005, the City of Fremont was awarded the 2005 League of California Cities Helen Putnam Award for Excellence in the Housing Programs and Innovations category for Fremont Oak Gardens, a 50-unit affordable rental community with special amenities designed to meet the needs of hearing-impaired seniors. The Redevelopment Agency assisted the development with $3.3 million of affordable housing funds.

8. **California Redevelopment Association Award of Excellence:** In 2004, the California Redevelopment Association (CRA) awarded the Redevelopment Agency the 2004 CRA Award of Excellence in the Single Family Residential Development category for Adams Avenue Homes, a 17-unit affordable development for low and moderate-income first-time homebuyers. Adams Avenue Homes opened in 2002 and was jointly built by Eden Housing and Habitat for Humanity. The new development, which included sidewalk and street improvements and the relocation of overhead utilities underground, replaced dilapidated rental housing fronting an unimproved street with no sidewalks. The Redevelopment Agency provided $3.2 million of affordable housing funds to help finance the $6.8 million housing and street improvement project.

# IV. IDENTIFICATION OF KEY BLIGHTING CONDITIONS AND DEFICIENCIES TO BE CORRECTED

The Implementation Plan must provide an explanation of how the goals, objectives, programs and expenditures for the next five years will serve to eliminate blight in the Project Areas. This section summarizes the blighting factors that continue to affect the various sub-areas of the Merged Project Area. Section V below describes the goals, objectives and programs for each constituent portion of the Merged Project Area, and explains how the programs and projects will help eliminate the remaining blighting conditions identified in this Section IV.

For additional information about continuing blighting factors in the Merged Project Area, refer to Chapter II of the Redevelopment Plan Amendment Report to Council (December 2009), which is incorporated herein by this reference.

## 1. Conditions of Blight Existing in the Niles, Irvington, and Centerville Areas

The following is a list of blighting factors that remain in the three historic district portions of the Merged Project Area. A definition of the blighting condition is provided, followed by a description of conditions that remain to be corrected in each of the Project Areas.

**A. Unsafe Buildings:** (Definition) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.

The three historic district portions of the Merged Project Area contain buildings that are unsafe and unhealthy due to deteriorated foundations, walls, roofs, and wiring, among other deficiencies. The Merged Project Area is also susceptible to future earthquakes, and many buildings are vulnerable to this seismic risk due to their age, construction type or generally dilapidated condition. Both commercial and residential buildings are affected by these conditions.

**B. Conditions Hindering the Viable Use of Buildings or Lots:** (Definition) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.

Conditions in portions of each subarea of the Merged Project Area hinder the viable use of building or lots in these portions. In Niles, these conditions include buildings built to outdated building standards and on lots not consistent with current zoning regulations. In Centerville and Irvington, the design and use of some buildings is inconsistent with the land use designations in the current general plan and zoning ordinance.

**C. Adjacent or Nearby Incompatible Uses:** (Definition) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.

Incompatible uses exist in the historic district portions of the Merged Project Area, such as homes next to industrial or railroad sites. These incompatible uses can have an adverse affect on residents and have prevented the development of the area.

**D. Irregular Lots in Multiple Ownership:** (Definition) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

Early subdivision practices and the presence of railroad and street rights-of-way resulted in lots of irregular size and shape in multiple ownership in the historic portions of the Merged Project Area.

**E. Impaired Property Values Due to Hazardous Wastes:** (Definition) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).

Several significant hazardous wastes sites exist in the Merged Project Area, including the Henkels site in Niles. The presence of hazardous wastes on these properties has depressed their values due to the need to remediate environmental contamination before redevelopment can occur. Other sites are currently occupied by businesses that handle or process hazardous materials, included a multitude of automobile related sites in Centerville and Irvington. The uncertainty surrounding future environmental remediation responsibilities contributes to impaired property values in these areas.

**F. Indicators of Economically Distressed Buildings:** (Definition) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.

The older commercial areas of the historic districts generally exhibit lower lease rates and higher vacancy rates than in other parts of Fremont. Poor pedestrian and vehicular access and deteriorated, outdated facades contribute to the current business conditions.

**G. Lack of Neighborhood Commercial Opportunities:** (Definition) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

The commercial core in Niles is deficient in neighborhood shopping and commercial opportunities. Encouraging mixed-use development (including retail, other services, and residential uses) within the commercial district will be necessary to build upon and complement existing antique stores and to attract other commercial businesses to the area.

**H. High Crime Rates:** (Definition) A high crime rate that constitutes a serious threat to the public safety and welfare.

Crime rates are higher in the historic district portions of the Merged Project Area than in the rest of Fremont. In particular, the higher than average prevalence of property crime threatens the public and dampens investment in the area.

**I. Inadequate Public Improvements:** (Definition) Inadequate public improvements or inadequate water or sewer utilities.

Throughout the historic portions of the Merged Project Area, there are streets with inadequate street improvements, requiring: repair of existing or construction of new curbs, gutters, and sidewalks; improvements to encourage pedestrian environment, such as installing benches, planters, and street trees; and enhancement of lighting.

## 2. Conditions of Blight Existing in the Industrial Area

The major statutorily recognized blighting condition adversely affecting the Industrial Area portion of the Merged Project Area at the time of its establishment in 1983 was the lack of public transportation infrastructure. This recognized blighting condition substantially hindered the viability of the intended development of the area for light industrial uses, and in turn jeopardized the City General Plan's vision for the area as a critical component of an economically balanced and viable Fremont community. While significant progress has been made to alleviate this condition, a few public accessibility problems continue to adversely affect the development of the area as described below.

**A. Interstate-880 (I-880) Interchanges:** Work remains to be completed on the I-880 Mission Boulevard interchange. The existing configuration of this interchange impedes traffic on I-880 and on surrounding streets and intersections.

**B. Public Infrastructure and Circulation Impairments:** Fremont Boulevard is congested, and until it is widened, it will continue to obstruct the flow of traffic in the Industrial Area.

**C. Multimodal transit station:** The lack of a multimodal transit station is a major contributing factor to the Industrial Area's inaccessibility and the Area's unmet economic development potential. While interchange improvements and Fremont Boulevard widening will facilitate personal vehicle access, public transportation alternatives for the Industrial Area are becoming more and more critical to the region.

# V. AGENCY NON-HOUSING ACTIVITIES DURING THE IMPLEMENTATION PERIOD (GOALS, OBJECTIVES, PROGRAMS AND BLIGHT ELIMINATION)

This section sets forth, for each constituent portion of the Merged Project Area, the Agency's goals, objectives and proposed programs for non-housing activities during the Implementation Period, and describes how the proposed programs and expenditures will eliminate blight in the respective project areas. Section VI below estimates the revenues that will be available to the Agency to implement the non-housing programs during the Implementation Period and sets forth the anticipated non-housing expenditures by program category for each portion of the Merged Project Area.

As discussed in the Introduction, the proposed Redevelopment Plan Amendment, which would provide additional resources for future redevelopment activities, is scheduled to be adopted in 2010. Therefore, the discussion of the proposed programs and anticipated expenditures during the Implementation Period has been expanded to include the funding alternatives under the proposed Redevelopment Plan Amendment, which will provide additional resources beginning FY 2011/12.

## 1. Niles Area

### 1.1 Area Map and Background

The 68-acre Niles "Original Area" is located in the northeastern part of Fremont and is within the Niles Planning Area, one of Fremont's four historic commercial districts. The Niles Redevelopment Plan was originally adopted in 1977 to revitalize the historic commercial district and surrounding residential neighborhoods. The Plan was amended in 1994 to be in compliance with the CRL as amended by AB 1290. In 1998, the Plan was amended as part of the 1998 Amended Plans, which added the 70-acre "Added Area" that consists of the commercial and residential area adjacent to the Original Area, extending

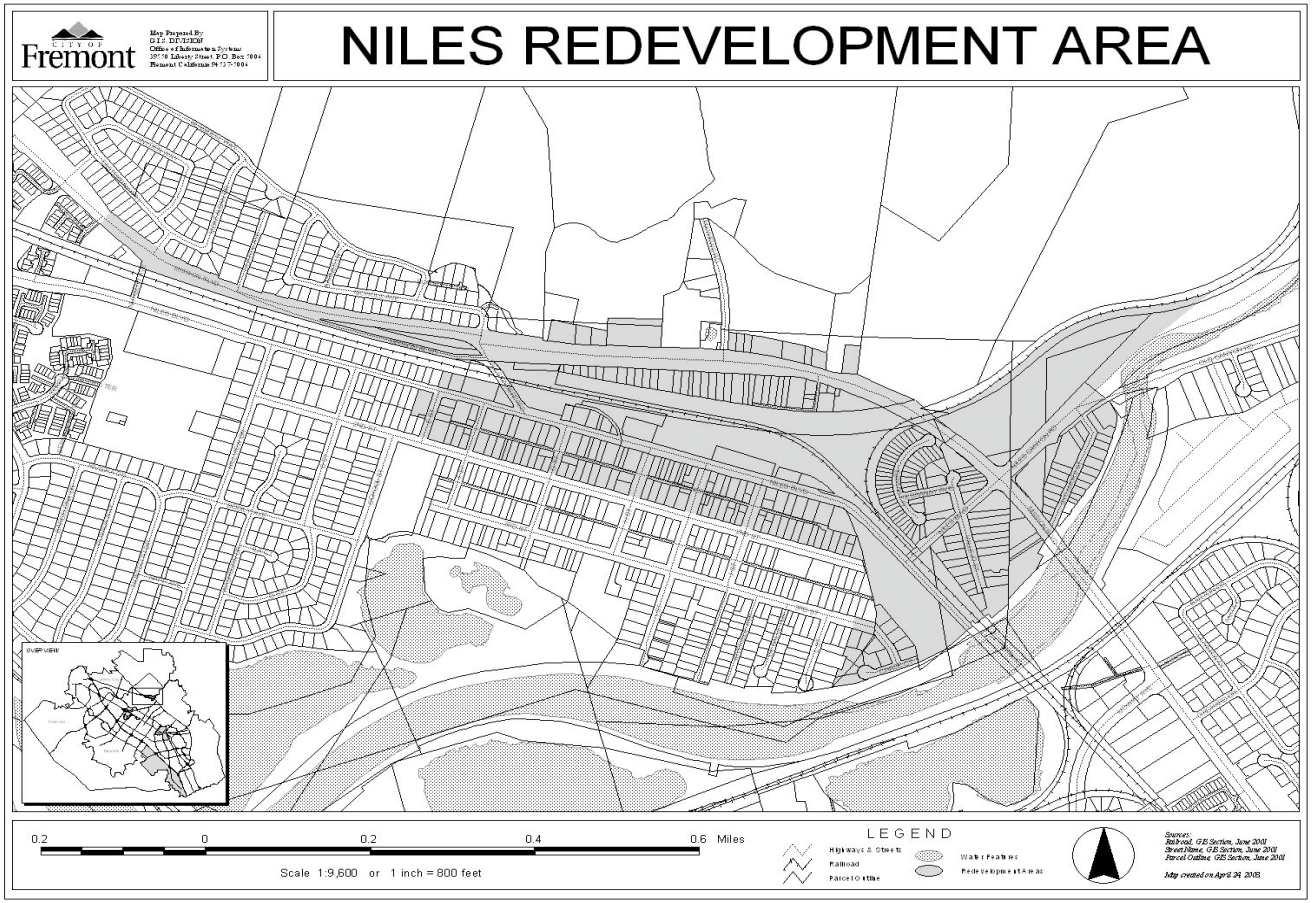
along Niles Boulevard to Second Street, and Mission Boulevard to Nursery Avenue. (See Figure IV-1A for a map of the entire Niles Area portion of the Merged Project Area.)

## 1.2 Redevelopment Goals

The Niles Area has not realized its full economic potential. The full implementation of the Redevelopment Plan will increase the amount of pedestrian activity, enhance the sales per square foot of businesses, preserve the historic character of the district and provide more diverse retail opportunities for residents of the project area and the City.

The Agency will focus on the following general redevelopment goals for the Niles Area during the Implementation Period:

- The elimination of adverse physical and economic conditions within the Niles Area, including the provision of public infrastructure improvements that will stimulate private reinvestments.
- The enhancement of the historic business district in Niles, including the attraction and retention of neighborhood-serving commercial facilities, the promotion of tourism-based businesses, and the attraction of new, complementary restaurant and specialty retail uses to make Niles a destination for workers and residents in other areas of Fremont and vicinity.
- The conservation and enhancement of existing residential neighborhoods through housing rehabilitation and circulation, open space and other public improvements.
- The creation of residential opportunities for various segments of the community, including the provision of quality affordable housing within and outside the Project Area, as required by the CRL.


CITY OF
Fremont
Map Prepared By:
GIS DIVISION
Office of Information Systems
39770 Liberty Street P.O. Box 5006
Fremont California 94537-5006
NILES REDEVELOPMENT AREA
OVERVIEW
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0.6 Miles
Scale 1:9,600 or 1 inch = 800 feet
LEGEND
Highways & Streets
Railroad
Parcel Outline
Water Features
Redevelopment Areas
Sources:
Railroad, GIS Section, June 2001
Street Name, GIS Section, June 2001
Parcel Outline, GIS Section, June 2001
Map created on April 24, 2003

**FIGURE IV-1A**

## 1.3 Implementation Plan Programs

Following are the major proposed non-housing programs for the Niles Area portion of the Merged Project Area during the Implementation Period and a discussion of how the proposed activities will help to eliminate identified blighting conditions. Successful completion of the Plan Amendment process in 2010 would result in significant additional resources available to the Agency beginning in FY 2011/12.

### Program 1. Support Enhanced Performance of Businesses

The Agency will seek to work in collaboration with property owners and business owners to support enhanced business performance in the Niles Area.

Objectives
The following specific objectives for the Niles Area will be priorities during the Implementation Period:

1. The promotion of pedestrian-oriented uses and spaces especially in the historic business district.
2. The attraction of appropriate new businesses and retention and expansion of existing businesses in coordination with citywide economic development programs.

Projects
As funding permits, the Agency may implement the following projects during the Implementation Period to reduce business vacancies, improve property values, and increase retail sales performance:

- Continue efforts focusing on retail Marketing, Promotion, and Business Recruitment Program in collaboration with the Main Street Property Owners, City staff, residents and other interested Niles groups.
- Working with area businesses and community, continue facilitating Niles Commercial Revitalization and Transit Enhancement Program.
- Working with the Office of Economic Development, provide business development resources (e.g., seminars, workshops, written materials) to small businesses.
- Tourist/Visitor Attraction Program (including Historic Train) – facilitate development of Niles as a tourist/visitor-serving location, including creation of a marketing plan for tourist/visitor attraction, development of a program to attract restaurants and other retail, and development/support and implementation of an events program

**Program 2. Support Investment in Privately-Owned Property**

The Agency will work with property owners, residents and business owners to enhance the appearance and function of private properties.

Objectives
The following specific objectives for the Niles Area will be priorities during the Implementation Period:

1. The renovation of and/or expansion of substandard buildings and the appropriate reuse of buildings whose uses conflict with uses permitted in the General Plan.
2. The conservation and rehabilitation of historic and contributory buildings that are an important link to Nile's heritage.
3. The development of vacant and underutilized properties.

Projects
As funding permits, the Agency may implement the following projects during the Implementation Period to maximize use of buildings and improve physical deficiencies of private structures:

- Provide grants and loans through revised and expanded Commercial Rehabilitation Program to encourage building restoration in the core commercial areas of Niles, including assistance for:
  - Façade improvements.
  - Correction of building safety deficiencies and tenant improvements.
  - Signage, lighting, and landscaping.
  - Design grants.
- Initiate development of Phase 2 of the former UP Site which may include land swap and/or acquisition for commercial development opportunities.
- Property Acquisition – facilitate acquisition of properties to stimulate private development for future redevelopment/economic development opportunities.
- Redevelopment of Henkel site – facilitate private sector redevelopment of the site.
- Historic Building Assessment – identify and prepare initial assessment for potentially significant historic buildings and prepare a list of character defining features related to the historic district in order to streamline and guide future development.
- Commercial Rehabilitation Program – additional funding to facilitate implementation of the program to encourage façade improvements, building restoration and rehabilitation of properties targeting key areas within the district.
- Niles Concept Plan Implementation – implement projects in Niles at various locations, consistent with Niles Concept Plan.

**Program 3. Invest in Public Infrastructure**

The Agency will make strategic investments in public infrastructure to help stimulate private investment in the Niles Area.

Objectives

The following specific objectives for the Niles Area will be priorities during the Implementation Period:

1. The development of appropriate public gathering places and focal points for employees and customers in the Niles historic business district.
2. The enhancement of traffic flow and pedestrian safety throughout the Niles Area.

Projects

As funding permits, the Agency may implement the following projects during the Implementation Period to provide needed public infrastructure and facilitate development of vacant and underutilized property in the Niles Area:

- Complete Phase 1 of the former UP Site redevelopment project, which will complete the remediation and ultimate construction of the Niles Town Plaza in the central portion of the Niles district.
- Redevelopment and Parking Lot Improvements of the UP Site (Phase 2) – facilitate redevelopment of the site for future mixed uses.
- Neighborhood sidewalk, streetscape and landscaping improvements (G, H, I and J Streets).
- Initiate work on design and construction of direct accessway between the disembarking side of the Niles Canyon Railway and the Niles Town Plaza, in order to provide a safe pedestrian crossing option from one side of the UP railroad tracks to link to the future Town Plaza in order to achieve a more direct route to the Niles commercial district.
- Contribute funding for the construction of the new fire station (Fire Station #2 in the district).
- Public and Private Parking Facilities – provide increased municipal parking resources in the central area through property acquisition and development of parking facilities.
- Vallejo Mills Park (reconstruction of a mill) – facilitate reconstruction of a historic mill in Vallejo Mills Park.
- Circulation and Traffic Operation Improvements – facilitate street and intersection improvements, enhance traffic circulation, reduce pedestrian/vehicle conflicts, and achieve safer and more consistent street widths as appropriate throughout the district.
- Alley Improvements – facilitate rehabilitation of the alley by working with private owners.
- Niles Pedestrian Bridge/Accessway – facilitate land acquisition, site clean-up, ADA-related improvements and construction.

- Recreational facilities improvements – facilitate enhancements to the district's recreational amenities (e.g. Quarry Lakes, Alameda Creek Trail, etc).

### 1.4 Elimination of Blight

The projects proposed for the Niles Area during the Implementation Period will reduce blight in the following manner: Commercial opportunities and business conditions will be enhanced through Program 1 (Support Enhanced Business Performance) projects. These projects will increase the economic viability of the commercial area, enhance property values and increase the number of commercial facilities in the Niles Area.

Unsafe and substandard buildings and underutilized properties will be improved through Program 2 (Support Investment in Privately-Owned Property) projects. These projects will increase the economic viability of the commercial area, enhance design of signage and facades and encourage new construction in the Niles Area.

Public infrastructure will be improved through Program 3 (Invest in Public Infrastructure) projects. These projects will increase the economic viability of the commercial area and encourage new construction in the Niles Area.

## 2. Irvington Area

### 2.1 Area Map and Background

The 150-acre Irvington "Original Area" is located in the central part of Fremont and is within the Irvington Planning Area. Irvington is one of Fremont's four historic commercial districts. The Irvington Area is centered at the "Five Corners" intersection of Washington and Fremont Boulevards. The Irvington Redevelopment Plan was originally adopted in 1977 to revitalize the historic commercial district and surrounding residential neighborhoods. In 1998, the Plan was amended as part of the 1998 Amended Plans, which added the approximately 323 acre "Added Area" of land contiguous to the Original Area within the boundaries of the Amended Irvington Survey Area as established and amended by the City Council. See Figure IV-2A for a map of the Irvington Area portion of the Merged Project Area.

### 2.2 Redevelopment Goals

The Irvington Area has not reached its full economic potential. Implementation of the Redevelopment Plan will create a more desirable neighborhood with pedestrian retail experience, preserve the historic character of the district, generate higher sales per square foot for commercial businesses, and enhance residential living opportunities.

The Agency will focus on the following general redevelopment goals for the Irvington Area during the Implementation Period:

- The elimination of adverse physical and economic conditions within the Irvington Area, including the provision of public infrastructure improvements that will stimulate private reinvestment.
- The enhancement of the historic business district in Irvington, including the attraction and retention of neighborhood-serving commercial facilities, and the attraction of restaurants and specialty retail uses to make Irvington a destination point for workers in the industrial and other areas of Fremont.
- The conservation of enhancement of existing residential neighborhoods, through housing rehabilitation, and circulation, open space and other public improvements.
- The creation of residential opportunities for various segments of the community, including the provision of quality affordable housing within and outside the Project Area, as required by the CRL.

**FIGURE IV-2A**

CITY OF
Fremont
Map Prepared By
GIS DIVISION
Office of Information Systems
39550 Liberty Street, P.O. Box 5006
Fremont, California 94537-5006
IRVINGTON REDEVELOPMENT AREA
OVERVIEW
0.1 0 0.1 0.2 0.3 0.4 0.5 Miles
Scale 1:10,200 or 1 inch = 850 feet
LEGEND
Highways & Streets
Railroad
Parcel Outline
Water Features
Redevelopment Areas
Sources:
Railroad, GIS Section, June 2001
Street Name, GIS Section, June 2001
Parcel Outline, GIS Section, June 2001
Map created on April 24, 2003

## 2.3 Implementation Plan Programs

Following are the major proposed non-housing programs for the Irvington Area portion of the Merged Project Area during the Implementation Period and a discussion of how the proposed activities will help to eliminate identified blighting conditions. Successful completion of the Plan Amendment process in 2010 would result in significant additional resources available to the Agency beginning in FY 2011/12.

### Program 1. Support Enhanced Performance of Businesses

The Agency will seek to work in collaboration with property owners and business owners to support enhanced business performance in the Irvington Area.

Objectives
The following specific objectives for the Irvington Area will be priorities during the Implementation Period:

1. The promotion of pedestrian-oriented uses and spaces especially in the historic business district.
2. The attraction of appropriate new businesses and retention and expansion of existing businesses in coordination with citywide economic development programs.

Projects
As funding permits, the Agency may implement the following projects during the Implementation Period to reduce business vacancies, improve property values, and increase retail sales performance:

- Recruitment of new specialty retailers and restaurants through marketing efforts in collaboration with Office of Economic Development, property owners and other Irvington groups.
- Provide small businesses with access to business development resources (e.g. seminars, workshops, written materials).

### Program 2. Support Investment in Privately-Owned Property

The Agency will work with property owners, residents and business owners to enhance the appearance and function of private properties.

Objectives

The following specific objectives for the Irvington Area will be priorities during the Implementation Period:

1. The renovation of substandard buildings and the appropriate reuse of buildings whose uses conflict with uses permitted in the General Plan.
2. The conservation and rehabilitation of historic and contributory buildings that are an important link to Irvington's heritage.

Projects

As funding permits, the Agency may implement the following projects during the Implementation Period to maximize use of buildings and improve physical deficiencies of private structures:

- Irvington Concept Plan zoning modifications.
- Commercial Rehabilitation loan/grant program to encourage building restoration in Irvington, including assistance to install high quality:
  - Façade improvements.
  - Building safety deficiencies and tenant improvements.
  - Signage and lighting.
  - Design grants.
- Conceptual planning assistance to property owners regarding redevelopment of property in a manner consistent with Irvington Concept Plan.
- Selected Bay Street Properties Redevelopment – facilitate redevelopment of a portion of Bay St properties for future mixed uses.
- Selected Main Street Properties Redevelopment – facilitate redevelopment of a portion of Main St properties for future residential and mixed uses.
- Monument Center Redevelopment – facilitate private sector redevelopment of the site.
- Historic Building Assessment – identify and prepare initial assessment for potentially significant historic buildings and prepare a list of character defining features related to the historic district in order to streamline and guide future development.
- Commercial Rehabilitation Program – additional funding to facilitate implementation of the program to encourage façade improvements, building restoration and rehabilitation of properties targeting key areas within the district.
- Irvington Concept Plan Implementation – facilitate implementation of projects in Irvington at various locations, consistent with Irvington Concept Plan.

- Property Acquisition – facilitate acquisition of properties to stimulate private development for future redevelopment/economic development opportunities.

**Program 3. Invest in Public Infrastructure**

The Agency will make strategic investments in public infrastructure to help stimulate private investment in the Irvington Area.

Objectives:
The following specific objectives for the Irvington Area will be priorities during the Implementation Period:

1. The encouragement of parking consolidation and development of new parking within the business district to provide adequate and convenient parking, in a manner sensitive to the rights and needs of property owners, while enhancing public access to the historic district.
2. The enhancement of traffic flow throughout the project area, including the completion of a grade separation on Washington Boulevard near Osgood, extension and widening of arterial streets, and intersection improvements.
3. The potential development of an Irvington BART station in support of the extension of the BART Fremont line and the provision of ancillary public transportation facilities and services that use Irvington as a transportation hub, all in the support of the revitalization of commercial and residential portions of the Project Area.
4. The elimination of substandard sized lots and lots of irregular shapes.

Projects

As funding permits, the Agency may implement the following projects during the Implementation Period to improve street conditions and stimulate investment in vacant or underutilized land:

- Assist in Financing street and intersection improvements, such as the Washington Grade Separation, and achieve safe and more consistent street widths as appropriate throughout the Project Area.
- Bay Street Streetscape and Parking Project – Public Infrastructure Improvements.
- Municipal and private parking consolidation projects.
- Contribution to feasibility studies for the future BART Station in Irvington.
- Irvington BART station – funding for design and construction of the station.
- Public and Private Parking Facilities – develop municipal and private parking projects to increase parking opportunities in the area.

- Circulation and Traffic Operation Improvements – provide new street improvements including paving, curbs, gutters, sidewalks, lighting, trees and landscaping as appropriate throughout the Project Area; undertake street and intersection improvements to enhance traffic circulation, reduce pedestrian/vehicle conflicts, and achieve safer and more consistent street widths as appropriate throughout the Irvington Area.

### 2.4 Elimination of Blight

The projects proposed for the Irvington Area during the Implementation Period will reduce blight in the following manner: Business conditions will be enhanced through Program 1 (Support Enhanced Business Performance) projects. These projects will increase the economic viability of the commercial area, enhance property values and increase the number of commercial facilities in the Irvington Area.

Unsafe and substandard buildings and underutilized properties will be improved through Program 2 (Support Investment in Privately-Owned Property) projects. These projects will increase the economic viability of the commercial area, enhance the appearance of utilities, enhance design of signage and facades and encourage new construction in the Irvington Area.

Public infrastructure will be improved through Program 3 (Invest in Public Infrastructure) projects. These projects will increase the economic viability of the commercial area and encourage new construction in the project area.

## 3. Centerville Area

### 3.1 Area Map and Background

The 302-acre Centerville Area is located in the City's Centerville area, originally one of five communities that were incorporated into what is now the City of Fremont. The Centerville Redevelopment Plan was adopted in 1997 to revitalize this historic commercial district and surrounding residential neighborhoods. The Centerville Area boundaries are roughly South Monroe to the east; Glenmoor Drive to the south; Alder Avenue to the west; and Paseo Padre Parkway to the north. See Figure IV-3A for a map of the Centerville Area portion of the Merged Project Area.

### 3.2 Redevelopment Goals

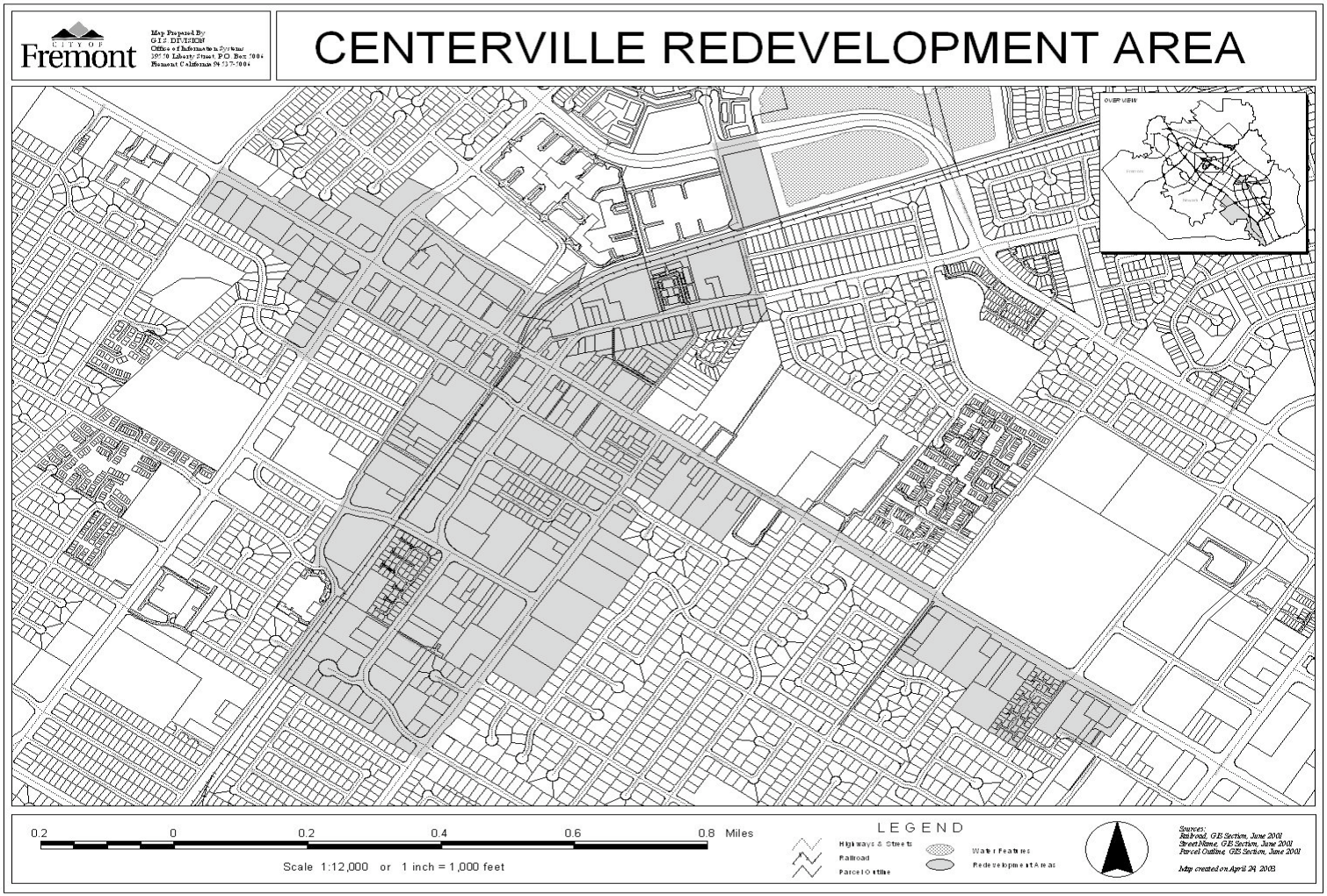
The Centerville Redevelopment Plan's overall purpose is to achieve physical and economic revitalization of the entire Centerville area by capitalizing upon the area's historical, social, educational and cultural resources to revitalize the historic business district and surrounding neighborhoods. Creating a vital retail core is key to the

redevelopment efforts. This Implementation Plan will encourage private investment in the Centerville Area and will implement the Centerville Specific Plan.

The Agency will focus on the following general redevelopment goals for the Centerville Area during the Implementation Period:

- The elimination of the adverse physical and economic conditions within the Centerville Area, including the provision of public infrastructure improvements that will stimulate private reinvestment.
- Revitalization of Centerville's historic community business district.
- Provision of new housing opportunities for existing and future residents in locations undergoing land use transition.
- Conservation of Centerville's historic resources.

**FIGURE IV-3A**


CITY OF
Fremont
Map Prepared By:
GIS DIVISION
Office of Information Systems
39770 Liberty Street, P.O. Box 5006
Fremont California 94537-5006
CENTERVILLE REDEVELOPMENT AREA
OVERVIEW
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0.8 Miles
Scale 1:12,000 or 1 inch = 1,000 feet
LEGEND
Highways & Streets
Railroad
Parcel Outline
Water Features
Redevelopment Areas
Sources:
Railroad, GIS Section, June 2001
Street Name, GIS Section, June 2001
Parcel Outline, GIS Section, June 2001
Map created on April 24, 2003

## 3.3 Implementation Plan Programs

Following are the major proposed non-housing programs for the Centerville Area portion of the Merged Project Area during the Implementation Period and a discussion of how the proposed activities will help to eliminate identified blighting conditions. Successful completion of the Plan Amendment process in 2010 would result in significant additional resources available to the Agency beginning in FY 2011/12.

### Program 1. Support Enhanced Performance of Businesses

The Agency will seek to work in collaboration with property owners and business owners to support enhanced business performance in the Centerville Area.

Objectives

The following specific objectives for the Centerville Area will be priorities during the Implementation Period:

1. The concentration of retail activities in the historic business district of Centerville (Identified as Sub-area 1 in the Centerville Specific Plan).
2. The promotion of pedestrian-oriented uses and spaces especially in the historic business district, including the retention of business entrances on Fremont Boulevard, as appropriate.
3. The attraction of appropriate new businesses and retention and expansion of existing businesses in coordination with citywide economic development programs.

Projects

As funding permits, the Agency may implement the following projects during the Implementation Period to reduce business vacancies, improve property values, and increase retail sales performance:

- Recruitment of new specialty retailers and restaurants through marketing efforts in collaboration with property owners and other Centerville groups.
- Provide small businesses with access to business development resources (e.g. seminars, workshops, written materials).

### Program 2. Support Investment in Privately-Owned Property

The Agency will work with property owners, residents and business owners to enhance the appearance and function of private properties.

Objectives

The following specific objectives for the Centerville Area will be priorities during the Implementation Period:

1. The conservation and rehabilitation of historic and contributory buildings that are an important link to Centerville's heritage.
2. The elimination or renovation of substandard buildings and those that conflict with uses proposed in the General plan and Specific Plan.
3. The creation of sites of adequate shape and size for redevelopment in accordance with a unified development plan by assembling smaller parcels of inadequate size and shape.

Projects

As funding permits, the Agency may implement the following projects during the Implementation Period to maximize use of buildings and improve physical deficiencies of private structures:

- Centerville Unified Redevelopment Site disposition and development.
- Commercial Rehabilitation loan/grant program to encourage building restoration in Centerville, including assistance to install high quality:
  - Façade improvements.
  - Building safety deficiencies and tenant improvements.
  - Signage and lighting.
  - Design grants.
- Conceptual planning assistance to property owners regarding redevelopment of property in a manner consistent with Centerville Specific Plan.
- Support for implementation of Center Theatre Business Plan.
- Redevelopment of Peralta Gas Station Site – facilitate private sector redevelopment of the site.
- Property Acquisition - facilitate acquisition of properties to stimulate private development for future redevelopment/economic development opportunities.
- Historic Building Assessment – identify and prepare initial assessments for potentially significant historic buildings and prepare a list of character defining features related to the historic district in order to streamline and guide future development.
- Commercial Rehabilitation Program – additional funding to facilitate implementation of the program to encourage façade improvements, building restoration and rehabilitation of properties targeting key areas within the district.

- Centerville Specific Plan Implementation – facilitate implementation of projects in Centerville, consistent with Centerville Specific Plan.

**Program 3. Invest in Public Infrastructure**

The Agency will make strategic investments in public infrastructure to help stimulate private investment in the Centerville Area.

Objectives:
The following specific objectives for the Centerville Area will be priorities during the Implementation Period:

1. The encouragement of regional commuter rail service and Amtrak intercity service utilizing the existing railroad right-of-way, and the encouragement of other transit linkages to and through Centerville.
2. The encouragement of parking consolidation and development of new parking within the business district to provide adequate and convenient parking, in a manner sensitive to the rights and needs of property owners, while enhancing public access to the historic district.
3. The preservation and creation of civic, cultural, recreational and educational facilities as a catalyst for area revitalization.
4. Continue to enhance the historic character, features and amenities of the Centerville Train Depot and the surrounding area.

Projects
As funding permits, the Agency may implement the following projects during the Implementation Period to improve street conditions, satisfy parking and transportation needs and stimulate investment in vacant or underutilized land:

- Parking, access, and platform improvements associated with the Centerville Depot.
- Neighborhood sidewalk and landscaping improvements
- Municipal and private parking consolidation projects
- Creation of Recreational facilities on City-owned land at Dusterberry and Peralta.
- Re-use of former Fire Station 6 Site – facilitate re-use of the former fire station 6 site.
- Public and Private Parking Facilities – provide increased municipal parking resources in the central area through property acquisition and development of parking facilities.
- Enhancement of Transit Connections – assist in the construction of stations and connectors to local, regional and national transportation systems (including the 2nd platform at Centerville Depot).

- Grade Crossing Improvements – facilitate improvement of grade crossings as necessary throughout the Centerville Area.
- Park Development – facilitate funding of construction and development of a potential new recreational opportunity at Dusterberry and Peralta.
- Circulation and Traffic Operation Improvements – provide circulation improvements, including traffic control devices, turning lanes, etc., with special emphasis on major arterials; enhance traffic circulation, reduce pedestrian/vehicle conflicts, and achieve safer and more consistent street widths as appropriate throughout the district.

### 3.4 Elimination of Blight

The projects proposed for the Centerville Area during the Implementation Period will reduce blight in the following manner: Business conditions will be enhanced through Program 1 (Support Enhanced Business Performance) projects. These projects will increase the economic viability of the commercial area, enhance property values and increase the number of commercial facilities in the Centerville Area.

Unsafe and substandard buildings and underutilized properties will be improved through Program 2 (Support Investment in Privately-Owned Property) projects. These projects will increase the economic viability of the commercial area, enhance the appearance of utilities, enhance design of signage and facades and encourage new construction in the Centerville Area.

Public infrastructure will be improved through Program 3 (Invest in Public Infrastructure) projects. These projects will increase the economic viability of the commercial area, provide enhanced street facilities and encourage new construction in the project area.

## 4. Industrial Area

### 4.1 Area Map and Background

The Industrial Area consists of approximately 3,000 acres of land to the southwest of Interstate-880 (Nimitz Freeway) in the vicinity of the Auto Mall Parkway, Fremont Boulevard, Mission Boulevard, and Dixon Landing Road freeway interchanges. See Figure IV-4A for a map of the Industrial Area portion of the Merged Project Area.

The Industrial Redevelopment Plan was established in 1983, primarily to provide an additional local financing mechanism to fund improvement of the four interchanges along I-880 that serve the Project Area and surrounding industrial land. In 1993, the Agency and the City reaffirmed the blighting conditions in the Project Area and undertook a major plan amendment to increase the amount of tax increment revenue available to fund the blight-alleviating interchange improvements. In 1998, the Plan for the Industrial

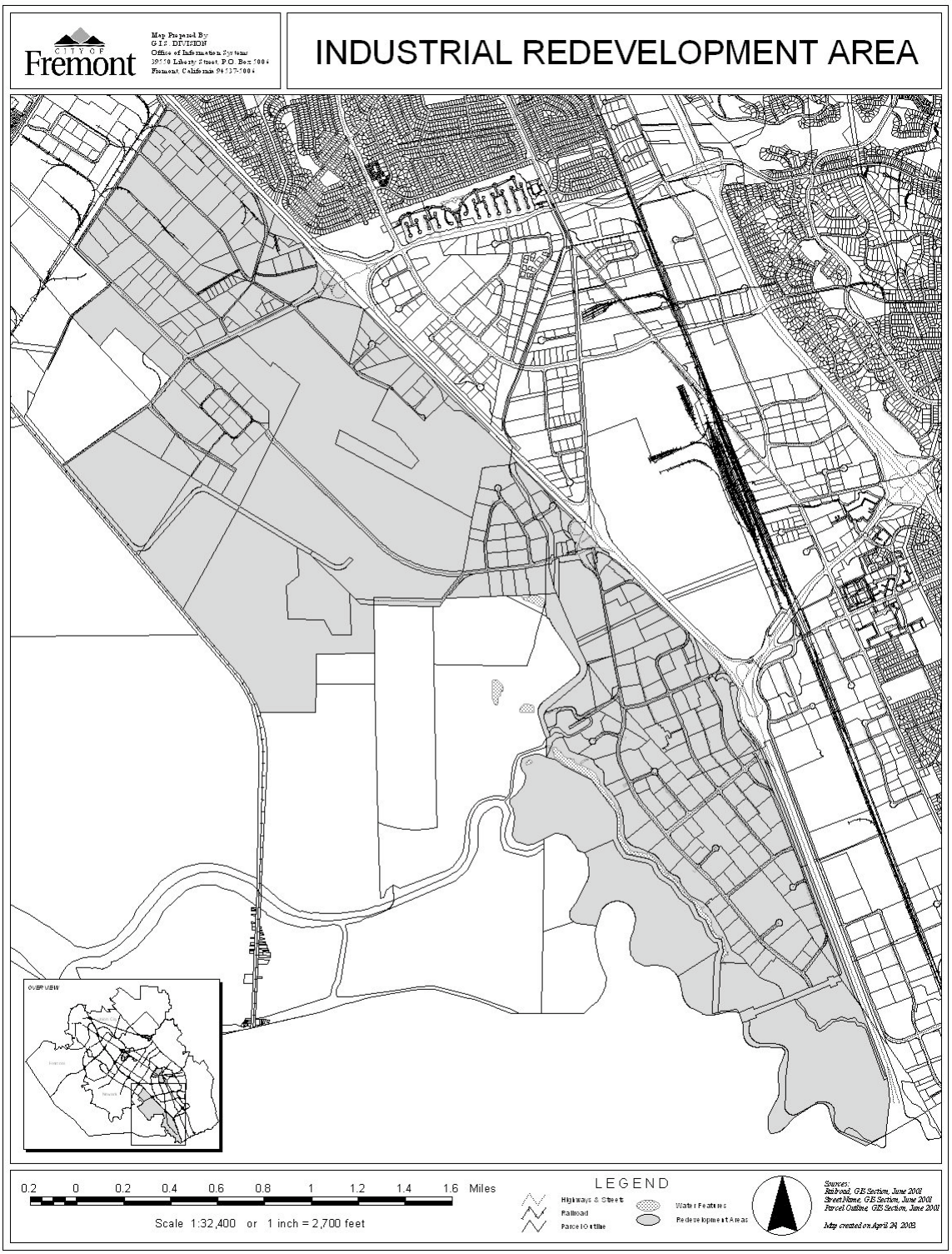
Project Area was amended as part of the *1998 Amended Plans* that allowed for the merging of financial resources from all four Redevelopment Project Areas to support the Agency's overall redevelopment program for the City, including the completion of regional transportation and economic development projects planned for the Industrial Project Area. In late 2007, staff began processing a major Plan Amendment to extend the Agency's ability to collect tax increment revenue, necessary for completing current redevelopment activities and for initiating new programs in the community. If successful, this Plan Amendment would be adopted in 2010, and would provide the Agency with significant additional financial resources beginning in FY 2011/12 for use primarily in the Irvington, Niles and Centerville portions of the Merged Project Area, with limited further use for previously identified and authorized activities in the Industrial Area itself.

## 4.2 Redevelopment Goals

The Agency will focus on the following general redevelopment goals for the Industrial Area during the Implementation Period:

- To provide for the residents of Fremont a balance between housing and job opportunities.
- To enable the full development of the Industrial Area as called for in the General Plan without the intolerable levels of traffic congestion and attendant environmental problems that have plagued rapidly expanding industrial areas in some other parts of the Bay Area and elsewhere in California.
- To ensure full utilization of the existing public infrastructure, including the regional highway network, railroad and mass transit systems that already provide excellent service to Fremont and that make Fremont a logical growth corridor for regional development.
- To promote centralized industrial development within the region, thus avoiding the premature spread of development to less accessible areas on the region's fringes with attendant increases in commuter travel times, energy consumption, air pollution, and absorption of prime agricultural lands.
- To retain and attract high-growth, clean industries to the benefit of Fremont, the Bay Area and the entire State of California, thus avoiding the loss of such desirable industries to aggressive competition from Sunbelt and other states and abroad.
- To expand and improve the community's supply of affordable low and moderate-income housing through the use of a portion of the tax increment revenues generated from the Industrial Area as mandated by the Redevelopment Law, and through development of the Affordable Housing.

**FIGURE IV-4A**


CITY OF
Fremont
Map Prepared By
GIS DIVISION
Office of Information Systems
39770 Liberty Street P.O. Box 5006
Fremont, California 94537-5006
INDUSTRIAL REDEVELOPMENT AREA
OVERVIEW
0.2 0 0.2 0.4 0.6 0.8 1 1.2 1.4 1.6 Miles
Scale 1:32,400 or 1 inch = 2,700 feet
LEGEND
Highways & Streets
Railroad
Parcel Outline
Water Features
Redevelopment Areas
Sources:
Railroad, GIS Section, June 2001
Street Name, GIS Section, June 2001
Parcel Outline, GIS Section, June 2001
Map created on April 24, 2003

## 4.3 Implementation Plan Programs

Following are the proposed non-housing programs for the Industrial Area of the Merged Project Area during the Implementation Period and a discussion of how the proposed activities will help to eliminate identified blighting conditions. Successful completion of the Plan Amendment process in 2010 would result in significant additional resources available to the Agency beginning in FY 2011/12.

### Program 1. Invest in Public Infrastructure

The Agency will make strategic investments in public infrastructure to help stimulate private investment in the Industrial Area.

Objectives:
The following specific objective for the Industrial Area will be the priority during the Implementation Period:

1. Collaborate with Caltrans, the City of Milpitas and other governmental bodies to enhance transportation infrastructure in the Merged Project Area including highways, rail service, and other transportation modes.
2. Provide support for development of a high technology business, educational, and job training facility.

Projects
As funding, the Agency may implement the following activities during the Implementation Period to improve circulation and transportation deficiencies:

- Assist in financing the completion of improvements to the Interstate-880 interchange at Mission Boulevard and related improvements (e.g. Warren Avenue grade separation project).
- Rail Station and Multi-Modal Transit Facility – provide a station for rail service to the area, including multi-modal transit facility and surrounding parking;
- Business and Learning Center – facilitate design and construction of a Business and Learning Center to provide advanced technology, life-long learning facilities and resources.
- Widening of Fremont Blvd – facilitate widening of Fremont Blvd between Cushing Blvd and Warren Ave.

### 4.4 Elimination of Blight

The projects proposed during the Implementation Period will reduce blight in the following manner: Public infrastructure will be improved through Program 1 (Invest in Public Infrastructure) projects. These projects will increase the economic viability of the Industrial Area, enhance accessibility, and encourage new construction in the Industrial Area.

## 5. Summary of Non-Housing Projects

The tables below provide a summary of non-housing projects proposed by the Agency for the Merged Redevelopment Project during the Implementation Period. Table 5-1 identifies a list of projects the Agency proposes to implement with the adoption of the proposed Plan Amendment. If the Plan Amendment is successfully completed in early 2010, the Agency will receive significant additional resources starting in FY 2011/12.

## Table 5-1
## Summary of Non-Housing Activities

| | |
|---|---|
| **Program 1: Support Enhanced Performance of Business** | |
| ***Project*** | |
| 1 | Niles – Tourist/Visitor Attraction Program |
| 2 | All Historic Districts – Implement Retail Marketing and Business Recruitment Program, in collaboration with Office and Economic Development. |
| 3 | All Historic Districts – Provide Business Development Resources, in collaboration with Office of Economic Development. |
| **Program 2: Support Investment in Privately-Owned Property** | |
| ***Project*** | |
| 1 | Niles – Union Pacific Property Study Area – Phase 2 Site Disposition. |
| 2 | Niles – Redevelopment of Henkel Site |
| 3 | Niles – Redevelopment and Parking Lot improvements of the UP Site (Phase 2) |
| 4 | Irvington – Bay Street Streetscape and Parking Project. |
| 5 | Irvington – Concept Plan Zoning Modifications. |
| 6 | Irvington – Selected Bay St Properties Redevelopment |
| 7 | Irvington – Selected Main St Properties Redevelopment |
| 8 | Irvington – Monument Center Redevelopment |
| 9 | Centerville – Unified Redevelopment Area Disposition and Development. |
| 10 | Centerville – Support for Implementation of Center Theater Business Plan. |
| 11 | Centerville – Redevelopment of Peralta Gas Station Site |
| 12 | All Historic Districts – Conceptual Planning Assistance to Property Owners of Key Sites in the Area. |
| 13 | All Historic Districts – Historic Building Assessment Program |
| 14 | All Historic Districts – Commercial Rehabilitation Loan/Grant Program and Façade Improvement Program |
| 15 | All Historic Districts – Property Acquisition |
| 16 | All Historic Districts – Implementation of Concept/Specific Plans |
| **Program 3: Invest in Public Infrastructure** | |
| ***Project*** | |
| 1 | Niles – Complete Development of Town Plaza. |
| 2 | Niles – Initiate work on design and construction of direct accessway across UP railroad tracks |
| 3 | Niles – Contribute funding for the construction of the new fire station |
| 4 | Niles – Reconstruction of historic mill in Vallejo Mills Park |
| 5 | Niles – Alley Improvements |
| 6 | Niles – Pedestrian bridge/accessway |
| 7 | Niles – Enhancement of recreational amenities |
| 8 | Irvington – Assist in Financing for Washington Grade Separation Project. |
| 9 | Irvington – Bay Street Streetscape Design Project – Public Infrastructure Improvements. |
| 10 | Irvington – Contribution to Irvington BART Station feasibility analysis |
| 11 | Irvington – Irvington BART station |
| 12 | Centerville Depot – Parking, Access and Platform Improvements |
| 13 | Centerville – Dusterberry/Peralta Recreational Facility development |
| 14 | Centerville – Re-use of former fire station 6 site |
| 15 | Centerville – Enhancement of transit connections |
| 16 | Centerville – Grade crossing improvements |
| 17 | Centerville – Recreational opportunity development (Dusterberry/Peralta) |
| 18 | Industrial – Complete I-880 Interchange improvements at Mission Blvd |
| 19 | Industrial – Rail station and multi-modal transit facility |

| | |
|---|---|
| 20 | Industrial – Business and Learning Center |
| 21 | Industrial – Widening of Fremont Blvd (between Cushing Blvd and Warren Ave) |
| 22 | All Historic Districts – Neighborhood Sidewalk and Landscaping Improvements |
| 23 | All Historic Districts– Municipal Parking, Public Parking and Private Parking Consolidation projects |
| 24 | All Historic Districts – Circulation and Traffic Operation Improvements |

# VI. PROJECTED REVENUES AND EXPENDITURES OF NON-HOUSING REDEVELOPMENT FUNDS (FY 2008-13)

This section sets forth a proposed expenditure plan for non-housing activities during the Implementation Period. This expenditure plan shows anticipated Agency revenues during the Implementation Period with the Redevelopment Plan Amendment, and the proposed uses of those revenues, including an expenditure plan for the net Agency revenues available for non-housing activities after deducting the revenues to be deposited in the Agency's Housing Fund and to be used to make pass-through payments and fund various general administrative costs.

The expenditure plan provided below shows potential expenditures for each basic program type described in Section V above for each constituent portion of the Merged Project Area. It should be noted that the expenditure plan simply sets forth general guidelines and targets for Agency expenditures, and that the actual allocation and appropriation of funds will be set through the Agency's annual public budgeting process to set the annual Operating Budget and Project Appropriations plan. Allocations for various program activities in the Agency's adopted annual budgets during the Implementation Period may vary from the expenditure plans set forth in this Section VI to reflect the then current judgment of the Agency Board about evolving redevelopment needs and opportunities.

As part of the documentation for the proposed Plan Amendment, the Agency has prepared this amendment to the Implementation Plan and a revised expenditure plan that includes the additional funds that would become available during the last two years of the Implementation Plan as a result of enactment of the Plan Amendment. Table 6-1 provides an estimate of Agency's non-housing revenues and expenditures during the Implementation Period of the Merged Project Area assuming adoption of the proposed Plan Amendment in 2010.

Successful completion of the Redevelopment Plan Amendment will result in additional financial resources available to the Agency beginning FY 2011/12. Specifically, the Agency will be able to collect an additional estimated $48.4* million of tax increment revenue from the Industrial Area through the end of the Implementation Period. The impact from the Plan Amendment is projected to be even more significant after FY 2012/13 as it would allow the Agency to continue implementing the proposed expanded programs summarized in Section 5.

With a continuing major budget deficit in FY 2009/10 (and likely beyond), in late July 2009 the State Legislature approved and the Governor signed into law AB 26 4x which seeks to require that redevelopment agencies contribute a statewide total of $1.7 billion in FY 2009/10 and an additional $350 million in FY 2010/11 to a new ERAF-related fund (called "Supplemental ERAF" or "SERAF") to further relieve the State of educational funding obligations. The impact of this latest budget legislation, if held constitutional, would be to require the Agency to contribute to the SERAF the approximate amount of $10.9 million in FY 2009/10 and an additional amount of approximately $2.2 million in FY 2010/11. The constitutionality of these State takeaways from redevelopment agencies is currently being challenged in court. As such, the Agency's potential contributions to SERAF are not incorporated into this Amended Implementation Plan and are now shown in Table 6-1 below in the expenditures for the Implementation Plan period.

Should the constitutionality of SERAF be upheld, the Agency's ability to carry out the projects and programs described in this Amended Implementation Plan would be reduced. As described above, the Agency would therefore account for the SERAF payments and revise the Agency's expenditures accordingly during its consideration of the annual Operating Budget and Project Appropriations plan. The Agency will also have an opportunity to update the Implementation Plan, as well as the proposed programs and expenditures, during the Midterm Review process, which will be conducted before June 30, 2011.

Please note that for conservative planning purposes of the Redevelopment Plan Amendment, the Agency takes into account the financial feasibility of the Plan Amendment with and without the potential SERAF payments, as described in Chapter IV of the Redevelopment Plan Amendment Report to Council (December 2009).

* Figure represents gross tax increment revenue projection in future value dollars.

**Table 6-1**
**Estimated Revenues* and Expenditures**
**Non-Housing Redevelopment Funds**
**From July 1, 2008 through June 30, 2013**

| Uses of Funds | Estimated Expenditures |
|---|---|
| ***Administration*** | |
| Pass-Through Payments (a) | $ 68,659,000 |
| Debt Service on Existing Bonds (b) | $ 33,000,000 |
| Affordable Housing 20% set-aside (c) | $ 39,428,000 |
| Agency/ County Administration (d) | $ 12,403,000 |
| | |
| ***Niles*** | |
| Enhanced Business Performance | $ 668,000 |
| Foster Investment in Privately-Owned Properties | $ 12,665,000 |
| Public Infrastructure Improvements | $ 7,906,000 |
| | |
| ***Irvington*** | |
| Enhanced Business Performance | $ 1,133,000 |
| Foster Investment in Privately-Owned Properties | $ 11,233,000 |
| Public Infrastructure Improvements (a) | $ 6,028,000 |
| | |
| ***Centerville*** | |
| Enhanced Business Performance | $ 1,133,000 |
| Foster Investment in Privately-Owned Properties | $ 7,333,000 |
| Public Infrastructure Improvements | $ 4,024,000 |
| | |
| ***Industrial Area*** | |
| Enhanced Business Performance | $ 0 |
| Foster Investment in Privately-Owned Properties | $ 0 |
| Public Infrastructure Improvements | $ 0 |
| | |
| ***All Districts*** | |
| Contingencies/Opportunity Fund | $ 10,820,000 |

| | |
|---|---|
| **Total Estimated Expenditures** | **$ 216,433,000** |

| Sources of Funds | Estimated Revenue |
|---|---|
| Estimated Fund balance as of 7/1/08 | $ 7,170,000 |
| Tax Increment Revenue - Niles | $ 2,742,000 |
| Tax Increment Revenue - Irvington | $ 25,026,000 |
| Tax Increment Revenue - Centerville | $ 13,725,000 |
| Tax Increment Revenue - Industrial | $ 155,970,000 |
| Estimated Interest Earnings | $ 11,800,000 |
| **Total Estimated Revenue** | **$ 216,433,000** |

| | |
|---|---|
| **Estimated 6/30/13 fund balance** | **$ 0** |

*Expenditures represent projected appropriations requests, not the cash flow amounts

(a) Pass-through expenditures represent Agency's annual pass-through payment obligations to the 14 affected taxing entities
(b) Debt service expenditures represent interest and principal payments on Series 2004 Tax Allocation Bonds, issued by the Agency in May, 2004
(c) Affordable Housing set asides represent annual revenue deposits (at 20% of gross tax increment receipts) into the Agency's affordable housing fund
(d) Agency/County administration expenditures represent Agency's general administrative expenses as well as the County's annual fee for the remittance of the property tax revenue

# VII. AFFORDABLE HOUSING FIVE-YEAR IMPLEMENTATION PLAN

This section describes the Affordable Housing Component of the Implementation Plan for the Merged Project Area, and summarizes the Agency's housing obligations pursuant to the legal requirements of the California Community Redevelopment Law as amended by AB 1290, AB 315, AB 637 and SB 701.

## 7.1 Summary of Legal Requirements

a. Basic Housing Production Requirement: For housing developed or substantially rehabilitated directly by a Redevelopment Agency, 15% must be affordable to very low-income households, and 15% must be affordable to low or moderate

income households. (This requirement applies only to units directly developed by the Agency and does not apply when the Agency enters into agreements with private developers to produce affordable units). For housing developed or substantially rehabilitated in the Project Area by public agencies (other than the Agency) or private developers, 6% must be affordable to very low-income households, and 9% must be affordable to low or moderate income households. *Exhibit VI-1A* shows the current income limits. This requirement is not imposed on each individual project, but rather these affordability requirements must be achieved in the aggregate during each ten-year compliance period.

b. Housing Fund Requirement: Redevelopment agencies are required to deposit at least 20% of tax increment revenue into an affordable housing fund (housing Fund) and to expend or encumber such deposits in a timely manner. Agencies are further required to target expenditures from the Housing Fund to assist households in different income levels using the regional fair share allocation as a benchmark and must satisfy this requirement over each ten-year compliance period. Redevelopment agencies are also required to assist persons regardless of age in at least the same proportion that the community's population under age 65 bears to the total population of the community over each ten-year compliance period.

c. Replacement Housing Requirement: Agencies must replace housing units removed from the housing stock as a result of redevelopment activities.

The Affordable Housing component of this Implementation Plan must also include the following components:

- An explanation of how the goals, objectives, programs, and expenditures set forth in the Affordable Housing component of the Implementation Plan will implement the affordable housing requirements;
- An explanation of how the Agency will meet its Housing Fund expenditure targeting requirements;
- A determination as to whether at least 15% of the number of housing units developed or substantially rehabilitated by public or private entities over the past compliance periods by the upcoming ten (10) year housing production compliance period (July 1, 2008 through June 30, 2018) will meet the affordable housing production (inclusionary) requirement (6% affordable to very low income households and 9% to low and moderate-income households;
- An identification of proposed locations for replacement housing, which the Agency will be required to produce if a planned project will result in the destruction of existing affordable housing.

## 7.2 Affordable Housing Program and Expenditure Plan of Affordable Housing Fund

### 7.2.a Five-Point Housing Program

Adopted in 1998, the Agency's Five Point Program invests Housing Fund deposits in five distinct programs to meet the City's overall goals to produce, enhance, and preserve affordable housing. The Five Point Program has guided and will continue to guide appropriations and housing investments during the Implementation Period. Currently, Housing Funds are invested in:

1. **New construction,** which provides loans and technical assistance to produce new affordable housing;
2. **First Time Homebuyer's Program,** which provides loans of up to $40,000 in down payment assistance to increase ownership opportunity for Fremont first time homebuyers and stabilize neighborhoods;
3. **Home Improvement Loan Program,** which provides low interest loans to assist homeowners to improve their homes and to prevent neighborhood deterioration and to arrest blight;
4. **Apartment acquisition and rehabilitation**, which provides acquisition and/or improvement loans at reduced interest rates to secure affordable rents over a minimum 55 year term and to prevent neighborhood deterioration and to arrest blight; and
5. **Preservation of affordable housing,** which provides technical assistance and identifies and secures necessary financial resources so that affordable units do not convert to market rate after their restricted affordability term expires, causing a housing crisis for many Fremont households living in affordable units.

### 7.2.b Investments Over the Previous Five Years (FY 2003-2008)

As part of the Five Year Implementation Plan, redevelopment agencies are required to prepare and adopt detailed plans regarding expenditures of the Affordable Housing Fund money. Sections 7.2.c and d below provide a detailed expenditure plan and annual housing production goals for the Agency. Table 7-1 shows how the Affordable Housing Funds were spent in the previous five-year period. This table shows that the Agency invested over $30 million in the last five years on its Five Point Program, providing assistance to 651 affordable units. In addition, the Agency assisted in preventing 268 affordable units from converting to market rate units through its Affordable Housing Preservation Strategy, at minimum or no cost to the Agency.

| Table 7-1<br>Expenditure of Affordable Housing Funds<br>From July 1, 2003 through June 30, 2008 | | |
|---|---|---|
| **Program** | **Total Investment[1]** | **Total Affordable Housing Units** |
| New Construction[2] | $25,091,368 | 311 |
| First Time Homebuyer[3] | $2,560,000 | 64 |
| Home Improvement Loan Program[4] | $1,104,536 | 23 |
| Apartment Acquisition and Rehabilitation[5] | $1,390,840 | 253 |
| Preservation of Affordable Housing[6] | $19,500 | N/A |
| Total | $30,166,244 | 651 |

Source: City of Fremont Redevelopment Agency, April 2008

Notes:

1. Total investment represents amount of affordable housing funds allocated to the Five Point Housing Program.
2. New Construction includes investment primarily in the following projects: Maple Square Apartments (132 units), Irvington Terrace Apartments (100 units), Fremont Oak Gardens (50 units) Rotary Bridgeway Apartments (18 units), Lincoln Oaks Apartments (11 units) and Eden Housing Peralta Boulevard project (predevelopment costs).
3. First Time Homebuyer Program investment represents down payment assistance made to 64 moderate-income families.
4. Home Improvement Loan Program. Twenty-three (23) families were assisted with home improvement loans (19 families), home access grants (1 family) and beautification grants (3 families).
5. Apartment Acquisition and Rehabilitation. Apartments assisted include Glenview apartments (71 units), Baywood Apartments (82 units) and Century Village (100 units). Glen Haven Apartments was also completed during this five-year reporting period; however, Glen Haven's investment was expended prior to July 1, 2003.
6. Preservation of Affordable Housing. Expenditure represents primarily administrative costs associated with this program.

### 7.2.c Estimated Funds and Proposed Expenditure Plan for Affordable Housing for the Next Five Years (FY 2008- 2013)

According to the California Redevelopment Law, the Agency is required to include in its Implementation Plan a report on the amount available in the Affordable Housing Funds, estimates of deposits into the Housing Fund during the next five years, and the Agency's plans for utilizing annual deposits to the Housing Fund.

Table 7-2A shows the estimated amount of funds to be deposited into the Affordable Housing Fund in the next five years assuming the adoption of the proposed Plan Amendment. The primary funding source for the Agency's affordable housing activities during the Implementation Plan period will be the 20% housing set-aside of annual tax

increment revenue deposited by the Agency into its Affordable Housing Fund. As shown in Table 7-2A, the Agency expects that an additional $39,429,000 will be available in the Affordable Housing Fund over the next five years through new deposits of housing tax increment dollars to the Fund. The table shows the estimated amount of funds to be deposited annually for the next five years beginning in FY 2008/09 to FY 2012/13. The expenditure plan is shown in greater detail in Table 7-2B.

**Table 7-2A**
**Estimated Deposits to Affordable Housing Fund**
**From July 1, 2008 through June 30, 2013**

| ***Fiscal Year*** | **Estimated Deposits to Affordable Housing Fund** |
|---|---|
| Estimated Beginning Fund Balance | $18,965,000 |
| Estimated Interest Earnings | $1,366,000 |
| 2008/09 | $7,268,000 |
| 2009/10 | $ 7,453,000 |
| 2010/11 | $ 7,877,000 |
| 2011/12 | $ 8,092,000 |
| 2012/13 | $ 8,739,000 |
| ***Estimated 20% Deposits Five-Year Total*** | $39,429,000 |
| ***Estimated Five-Year Revenue Total*** | $ 59,760,000 |

Source: Seifel Consulting, Inc. Tax Increment Projections, City of Fremont Redevelopment Agency Budget Forecast projection, April 2008.

Table 7-2B shows the Agency's proposed expenditure plan for the next five-year Implementation Period assuming the Plan Amendment is adopted. This table shows the proposed expenditures for each of the five categories of the Agency's Five-Point Housing Program. This expenditure plan also shows the estimated expenditures for housing program administration and bond and loan repayments.

In keeping with the Affordable Housing Investment Strategy (adopted by Redevelopment Agency Board on June 25, 2002), the Agency will continue to target its Five-Point Housing Program, focusing a majority of the funds on new construction. According to Table 7-2B, over the next five years, at least 57% of the Affordable Housing Fund will be

spent primarily on new construction of affordable housing. According to the Affordable Housing Investment Strategy, approximately 80% of the New Construction funds will be spent on rental housing while approximately 20% of the New Construction funds will be spent on homeownership units. The Agency will continue to target its Housing Funds in this ratio to assist in the development of rental and ownership housing units. To date, the Agency has expended 89% of its Housing fund to increase, improve and preserve rental housing and 11% for ownership housing. Expenditures for the First-Time Homebuyer Program and Home Improvement Program (rehabilitation loan program for single family homes) make up 16% of Affordable Housing Funds. The remaining funds will be spent on acquisition and/or rehabilitation of at least 18 apartment units, the preservation of existing affordable housing units at risk of converting to market rate, repayment of the HELP Program loan due to the State, and for future affordable housing opportunities that may occur.

## Table 7-2B
## Proposed Expenditure Plan for Affordable Housing Fund
## From July 1, 2008 to June 30, 2013

| | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | Total | % |
|---|---|---|---|---|---|---|---|
| **Affordable Housing Production** | | | | | | | |
| New Construction[1] | 42 | 42 | 32 | 32 | 31 | 179 | |
| First Time Homebuyer | 25 | 20 | 20 | 20 | 20 | 105 | |
| Home Improvement | 6 | 6 | 6 | 5 | 5 | 28 | |
| Apartment Acquisition and/or Rehabilitation | - | - | - | - | - | 18 | |
| Preservation of Affordable Housing[2] | | 38 | 64 | 35 | 0 | 137 | |
| Revolving Loan Fund (HELP) | - | - | - | - | - | - | |
| Opportunity Fund/Contingency[1] | - | - | - | - | - | 26 | |
| Total-Housing Production | - | - | - | - | - | 493 | |
| | | | | | | | |
| **Estimated Expenditures - Programs Only** | | | | | | | |
| New Construction | $4,000,000 | $4,000,000 | $3,000,000 | $8,000,000 | $3,000,000 | $22,000,000 | 57% |
| First Time Homebuyer | $1,000,000 | $800,000 | $800,000 | $800,000 | $800,000 | $4,200,000 | 11% |
| Home Improvement | $400,000 | $400,000 | $350,000 | $300,000 | $300,000 | $1,750,000 | 5% |
| Apartment Acquisition and/or Rehabilitation | $200,000 | $200,000 | $200,000 | $200,000 | $200,000 | $1,000,000 | 3% |
| Preservation of Affordable Housing[2] | $300,000 | $300,000 | $200,000 | $200,000 | $200,000 | $1,200,000 | 3% |
| Revolving Loan Fund (HELP) | $1,500,000 | $0 | $0 | $0 | $0 | $1,500,000 | 4% |
| Opportunity Fund/Contingency | $500,000 | $500,000 | $500,000 | $500,000 | $4,633,000 | $6,633,000 | 17% |
| Subtotal - Programs | $7,900,000 | $6,200,000 | $5,050,000 | $10,000,000 | $9,133,000 | $38,283,000 | 100% |
| | | | | | | | |
| **Estimated Expenditures - Administration and Financing** | | | | | | | |
| Housing Administration | $1,167,000 | $1,225,000 | $1,287,000 | $1,351,000 | $1,418,000 | $6,448,000 | |
| 2003 Bond Repayment | $2,615,000 | $2,618,000 | $2,616,000 | $2,614,000 | $2,616,000 | $13,079,000 | |
| 2000 HELP Loan Repayment | $0 | $0 | $1,950,000 | $0 | $0 | $1,950,000 | |
| Subtotal - Admin & Finance | $3,782,000 | $3,843,000 | $5,853,000 | $3,965,000 | $4,034,000 | $21,477,000 | |
| Total Expenditures | $11,682,000 | $10,043,000 | $10,903,000 | $13,965,000 | $13,167,000 | $59,760,000 | |

Source: Fremont Redevelopment Agency Proposed Housing Work Program and Budget forecast, FY 2008/09 – 2012/13, March 2008.

Note 1: As projected in the Initial 2008-2013 Implementation Plan.
Note 2: Preservation. The number of units to be *financially assisted* is yet to be determined. In previous years, the administration costs associated with implementation of the Affordable Housing Preservation strategy were minimal. The numbers of units noted in the chart represent the units the Agency intends to preserve through its housing preservation strategy.

As with the non-housing expenditure program outlined in Section VI, the five-year Housing Fund expenditure program described in Table 7-2B establishes a funding benchmark and is subject to revision as part of the Agency's annual budgeting process in order to reflect evolving affordable housing needs and opportunities.

As discussed in Section VI, successful completion of the Plan Amendment will result in additional financial resources available to the Agency for both non-housing and housing activities beginning FY 2011/12. Specifically, the Agency will be able to deposit an estimated additional $12.3 million of 20% housing set-asides into its Affordable Housing Fund. The impact from the Plan Amendment on the 20% deposits is projected to be even more significant after FY 2012/13, as it would allow the Agency to undertake additional housing programs and activities.

As part of the documentation for the Plan Amendment, the Agency has prepared this amendment to the Implementation Plan to include a revised expenditure plan for the additional funds that would become available during the last two years of the Implementation Period as a result of enactment of the Plan. Further, a comprehensive review of the Agency's proposed expenditures will occur at a minimum annually during the Agency's consideration of its annual Operating Budget and Project Appropriations plan for housing and non-housing activities. Finally, the Agency will have an opportunity to update the Implementation Plan, as well as the proposed programs and estimated expenditures, during the Midterm Review process, which will be conducted before June 30, 2011.

### 7.2.e Housing Fund Income Targeting

Agencies are required to target the use of their Housing Fund to specific income levels. Health and Safety Code Section 33334.4 requires that for each 10-year project area housing production plan compliance period, agencies must expend the monies in the Housing Fund to assist very low and lower income households in at least the same proportion that the number of units needed in the community for these two income categories, bear to the total units needed for very low, lower and moderate income households. Further, agencies must use the regional fair share housing need allocation provided by its local Council of Governments in determining its targeting obligation. Fremont's fair share housing needs allocation was determined by the Association of Bay Area Governments (ABAG).

In 1991, ABAG certified Fremont's fair share Regional Housing Needs Allocation (RHNA) of 6,708 units which covered the Housing Element planning period of January 1, 1999 to June 30, 2007. Table 7-3A below presents, by income category, the ABAG fair share allocation, the Housing Fund expenditure minimum targeting requirement and the Housing Fund actual expenditure proportions for comparison to the minimum targets. The actual expenditure proportions are based on actual Housing Fund expenditures that

occurred over the previous 10-year compliance period for the housing production requirement, which started July 1, 1998 and ends on June 30, 2008.

| Table 7-3A<br>Expenditure Target for Affordable Very Low and Low income Housing Units<br>(Based on ABAG Fair Share Allocation for 1999-2007) | | | |
|---|---|---|---|
| **Income Category** | **RHNA*** | **Housing Fund Expenditure Target (Minimum Legal Requirement)** | **Actual Housing Fund Expenditure** |
| Very Low | 1,079 | 31% | 40% |
| Low | 636 | 18% | 24% |
| Moderate | 1,814 | N/A | N/A |
| Subtotal | 3,529 | | |
| Above Moderate | 3,179 | N/A | N/A |
| Total | 6,708 | | |
| *Source: Association of Bay Area Governments (ABAG), Regional Housing Needs Determination, City of Fremont, 2001. | | | |

As seen at Table 7-3A above, the Agency expended 40% of its Housing Fund to assist very-low income households and 24% to assist low income households. In both income categories, the Agency exceeded the minimum targeting requirement.

The current ten-year compliance period for both the Housing Fund targeting period described in this section and the Project Area production requirement described in Section 7.3 will run from July 1, 2008, through June 30, 2018. Since the ABAG RHNA planning period came to a close in 2007, a new planning period is underway. In July 2007, ABAG adopted the draft RHNA for the 2007-2014 period. ABAG is expected to adopt and release the final RHNA prior to June 2008. Table 7-3B below shows the draft RHNA by income level:

| Table 7-3B<br>Draft ABAG Fair Share Allocation by Income Category for 2007-2014 | |
|---|---|
| **Income Category** | **RHNA** |
| Very Low | 1,348 |
| Low | 887 |
| Moderate | 876 |
| Above Moderate | 1,269 |
| Total | 4,380 |
| Source: Association of Bay Area Governments (ABAG) | |

It is important to note that the Affordable Housing Funds can only be used to assist those whose incomes do not exceed moderate income (or up to 120% of median income computed by family size). Table 7-3C shows that at a minimum, based on the draft RNHA, the Agency must target 43% of the Affordable Housing Fund to produce housing affordable to very low-income households and 29% on housing affordable to low income households.

| Table 7-3C<br>Expenditure Target for Affordable very Low and Low Income Housing Units<br>(Based on Draft ABAG Fair Share Allocation for 2007-2014) | | |
|---|---|---|
| **Income Category** | **RHNA** | **Housing Fund Expenditure Target (Minimum Legal Requirement)** |
| Very Low | 1,348 | 43% |
| Low | 887 | 29% |
| Moderate | 876 | N/A |
| Subtotal | 3,111 | |
| Above Moderate | 1,269 | N/A |
| Total | 4,380 | |
| Source: Association of Bay Area Governments (ABAG), Regional Housing Needs Determination, City of Fremont, 2001. | | |

According to the Proposed Expenditure Plan for the next five-year period, the Agency plans to expend the majority of its funds on new construction of rental housing for very low and low-income households, especially for households with large families, people with special needs, and seniors. As shown in Table 7-2B, at least 58% of Affordable Housing Funds will be spent on New Construction projects. According to the Affordable

Housing Investment Strategy, at least 80% of the New Construction funds will be used for rental housing and 20% on homeownership units. Thus, the Agency will not only fulfill but expects to exceed its Housing Fund Targeting requirements for very low and low-income households during the Implementation Period covering the first half of the upcoming ten-year compliance period. A similar expenditure strategy will be used for the second half of the ten-year compliance period.

### 7.2.f Housing Fund Age –Restricted Housing Targeting

Recent law now requires redevelopment agencies to spend their Housing Fund over each 10-year compliance period of the housing production plan to assist housing available to persons regardless of age in at least the same proportion as the numbers of low-income households in the community with a member under age 65 bears to the total number of low-income households in the community. Housing available to person regardless of age means housing that is not restricted to seniors. Table 7-3D below shows household information for the City of Fremont:

**Table 7-3D**
**Percentage of Low Income Households and Householder Under 65**
**City of Fremont**

| | No. Households | Percent of Total | Percent of Subtotal |
|---|---|---|---|
| Total Households | 68,303 | 100% | - |
| Households with Householder Under 65 | 59,738 | 87% | - |
| Low Income Households with Income Below $60,000 (Note 1) | 24,138 | 35% | 100% |
| Low Income Households (Below $60,000) with Householder Under 65 (Note 2) | 18,228 | 27% | 76% |

**Source:** U.S. Census Bureau, 2000 Census; California Department of Housing and Community Development.

**Notes:**

1. Low income households are defined by California Redevelopment Law (CRL) as 80% or below the area median income (AMI). In 2000, 80% of AMI was $54,080. The census provides households by income levels below $50,000 and below $60,000. The latter was chosen as more inclusive and more conservative.

2. Per CRL Section 33334.4(b), agencies shall expend Housing Set-Aside funds on housing without age restrictions in at least the same proportion as the number of low income households with a member under age 65 years bears to the total number of low income households, as reported in the most recent census. Census data is not available for low income households by age of household members, only by age of householder.

Table 7-3D indicates that for the upcoming ten-year compliance period of the housing production plan (July 1, 2008 through June 30, 2018) the Agency is required to spend at least 76% of its Housing Fund on housing available to persons regardless of age. For the previous ten-year compliance period, which started July 1, 1998 and ends on June 30, 2008, the Agency expended 89% of its Housing Fund on housing available to persons regardless of age. The remainder 11% was spent on housing restricted to seniors.

For the next five years, the Agency intends to continue using its Five-Point Housing Program and Affordable Housing Investment Strategy as guidance for investing in future affordable housing projects. As in the past, the Proposed Expenditure Plan for the next five-year period shows that the Agency intends to expend the majority of its funds on new construction of rental housing for very low and low-income households, especially for households with large families, people with special needs, and seniors. The Agency expects that over the next 10-year compliance period it will fulfill its Housing Fund Targeting requirements for assisting senior and non-senior households.

### 7.2.g Schedule for Annual Agency Housing Fund Assistance for the Next Five Years

The Agency plans to target its Housing Fund for very low and low-income households as specified by the California Redevelopment Law. However, the Agency will make every effort to encourage development of housing affordable to meet the needs of people at all income levels, and apply its resources in a manner that meets the ten year Housing Production requirement described in Section 7.3 below. By combining various funding sources and through collaborations with other partners dedicated to the development of affordable housing, the Agency is confident it will meet its Housing Production obligations in the next five years.

The Agency expects to take advantage of the opportunities as they are presented and to initiate actions as necessary to preserve and facilitate the development of affordable housing for households whose basic needs are not met by the private housing market. At this time, based on information and opportunities known to date, the Agency plans to achieve the following annual affordable housing goals.

## FY 2008/09

***New Construction:*** No new affordable units were completed in FY 2008/09.

***First Time Homebuyer Program:*** Assisted 33 low and moderate income first time homebuyers with deferred loan assistance in FY 2008/09.

***Home Improvement Program:*** Provided housing rehabilitation loans to two very low, one low, and one moderate income households in FY 2008/09.

***Apartment Acquisition and/or Rehabilitation:***
**New Project:** The Agency will pursue and invest in at least one apartment acquisition/rehabilitation project. According to the Agency's expenditure plan, the Agency has the ability to assist the acquisition and/or rehabilitation of 18 apartment units (at $55,000 investment per unit) over the next five-year period. The actual number of units to be assisted will depend on size of project and is yet to be determined. No investment occurred during FY 2008/09.

***Preservation:*** Continue to implement Affordable Housing Preservation Strategy to ensure units at risk of converting to market rate remain affordable. To this end, the Agency will continue discussions with apartment owners to identify incentives and options to keep units affordable, and ensure impacted tenants and government agencies receive project updates. There were no affordable units at risk of converting to market rate during FY 2008/09.

## FY 2009/10

***New Construction:***
**New Project:** At a minimum, the Agency will pursue and invest in one new construction project each year. The number of affordable units is yet to be determined.

***First Time Homebuyer Program*: Provide down payment assistance to a**t least 15 (but no more than 25) low and moderate-income households.

***Home Improvement Program*:** Provide housing rehabilitation loans to at least 6 very low, low and moderate-income households.

***Apartment Acquisition and/or Rehabilitation:***
**New Project:** The Agency will pursue and invest in at least one apartment acquisition/rehabilitation project. According to the Agency's expenditure plan, the Agency has the ability to assist the acquisition and/or rehabilitation of 18 apartment units (at $55,000 investment per unit) over the next five-year period. The actual number of units to be assisted will depend on size of project and is yet to be determined.

***Preservation:*** Continue to implement Affordable Housing Preservation Strategy to ensure units at risk of converting to market rate remain affordable.

**Projects:** Continue discussions with apartment owners to identify incentives and options to keep units affordable, and ensure impacted tenants and government agencies receive project updates. Below is a list of developments with affordability restrictions expiring in FY 2009/10:

**Rancho Luna:** 26 very low income units for seniors. Affordability restrictions expire, March 2010.

**Rancho Sol:** 12 very low income units for seniors. Affordability restrictions expire, March 2010.

## FY 2010/11

***New Construction: (In Pipeline)***

**Main Street Village (Irvington Project Area):** Allied Housing and Mid-Peninsula Housing Coalition plan to build a 64-unit supportive housing rental development on a 1.6 acre site located at Main and High Street in the Irvington Project Area. The development will serve extremely low, very low and low income households requiring supportive services. The City Council approved the $29 million tax credit project in July 2009. Also in July 2009, The Redevelopment Agency committed up to $7 million in affordable housing funds to the project. The developer was successful in securing tax credits and expects to start construction in February 2010 and complete the project in May 2011.

***First Time Homebuyer Program*:** Provide down payment assistance to at least 15 (but no more than 25) low and moderate-income households.

***Home Improvement Program*:** Provide housing rehabilitation loans to at least 6 very low, low and moderate-income households.

***Apartment Acquisition and/or Rehabilitation:***

**New Project:** See annual production goal for Apartment Acquisition and/or Rehabilitation for FY 2009/10.

***Preservation:*** Continue to implement Affordable Housing Preservation Strategy to ensure units at risk of converting to market rate remain affordable.

**Projects:** Continue discussions with apartment owners to identify incentives and options to keep units affordable, and ensure impacted tenants and government agencies receive project updates. The following projects have affordability restrictions expiring in FY 2010/11:

**Durham Greens:** 64 low income units for families and seniors. Affordability restriction will expire September 2010. Agency began initiating discussions with owners in 2008 and this will continue through 2010.

## FY 2011/12

***New Construction: (In Pipeline)***

**Eden Housing-Peralta Senior Housing (Centerville Project Area):** Eden Housing proposes to build a 98-unit senior housing rental development on a 2.98-acre parcel located on Peralta Boulevard in the Centerville Project Area. The mixed-use development will also include a senior services component. The residential component will be financed primarily by HUD 202 financing. In January 2009, the Redevelopment Agency approved a $12.7 million affordable housing loan for the $42 million project. Eden plans to start construction in June 2010 and complete the project in October 2011.

**Crown Court (Centerville Project Area):** Glofrem Properties intends to build 27 condominiums at the corner of Fremont Boulevard and Central Avenue in Centerville. The market-rate development will be subject to the City's Inclusionary Housing Ordinance, which requires that four units (15%) be reserved for moderate-income first-time homebuyer. To facilitate development of the townhomes, in 2001 the Agency acquired an approximately 10,000 SF parcel at Fremont Boulevard and Central Avenue. Approximately 6,000 SF of the property was used for the Central Avenue street widening project, now complete. This project left an approximately 4,000 SF remainder parcel in which the Agency intends to sell to Glofrem (adjacent property owner) to assemble the approximately 1-acre residential building site. The Agency and Glofrem have executed a Disposition and Development agreement to address the sale of the Agency parcel. Project approval is expected in spring 2010. Construction would begin in summer 2010 and completion expected in FY 2011/12.

**City of Fremont Former Corporation Yard (Centerville Project Area):** Fremont's former Corporation Yard, a 4.5-acre site located at 37350 Sequoia Road, has been identified as a site for potential housing development. The site has been cleared of hazardous material and contamination and buildings have been demolished with the exception of old concrete foundations, sidewalks, and asphalt paving. The cleanup and demolition work has been closed out by the appropriate regulatory agencies. There have been preliminary discussions with members of the community about the site and the possibility of the Agency acquiring the property at fair market value from the City for affordable housing development. The City Council and Agency Board does not intend to take any action regarding the sale of site until the Plan Amendment is decided in 2010.

***First Time Homebuyer Program*:** Provide down payment assistance to at least 15 (but no more than 25) low and moderate-income households.

***Home Improvement Program*:** Provide housing rehabilitation loans to at least 5 very low, low and moderate-income households.

***Apartment Acquisition and/or Rehabilitation:***

- **New Project:** See annual production goal for Apartment Acquisition and/or Rehabilitation for FY 2009/10.

***Preservation:*** Continue to implement Affordable Housing Preservation Strategy to ensure units at risk of converting to market rate remain affordable.

**Projects:** Continue discussions with apartment owners to identify incentives and options to keep units affordable, and ensure impacted tenants and government agencies receive project updates. The following projects have affordability restrictions expiring in FY 2011/12:

**Boulevard (previously Treetops):** 35 low income units for families and seniors. Affordability restrictions expire August 2011. Agency staff will initiate discussions with apartment owners to preserve and/or extend the affordability period.

**Pasatiempo:** 59 extremely low and low income apartments for seniors. Affordability restrictions scheduled to expire in September 2011. Agency staff will initiate discussions with apartment owner and HUD in 2009 and continue discussions through 2010 and 2011 to preserve and/or extend the affordability period.

## FY 2012/13

***New Construction:***

- **New Project:** At a minimum, the Agency will pursue and invest in one new construction project each year. The number of affordable units is yet to be determined.

***First Time Homebuyer Program*:** Provide down payment assistance to at least 15 (but no more than 25) low and moderate-income households.

***Home Improvement Program*:** Provide housing rehabilitation loans to at least 5 very low, low and moderate-income households.

***Apartment Acquisition and/or Rehabilitation:***

- **New Project:** See annual production goal for Apartment Acquisition and/or Rehabilitation for FY 2009/10.

***Preservation:*** Continue to implement Affordable Housing Preservation Strategy to ensure units at risk of converting to market rate remain affordable.

**Projects:** Continue discussions with apartment owners to identify incentives and options to keep units affordable, and ensure impacted tenants and government agencies receive

project updates. The Agency is not anticipating any affordable units being at risk of converting to market rate in FY 2012/13.

## 7. 3 Project Area Housing Production (Inclusionary Housing) Obligation

Each agency, as part of its five-year implementation plan, must demonstrate how the agency will comply with inclusionary and housing production requirements and ensure they will be met every ten (10) years. The inclusionary and housing production obligations require that:

a. For housing developed or substantially rehabilitated directly by a Redevelopment Agency, 15% must be affordable to very low-income households and 15% must be affordable to low or moderate income households. (This requirement applies only to units directly developed by the Agency and does not apply when the Agency enters into agreements with developers to produce affordable units);
b. For housing developed or substantially rehabilitated in the Project Area produced by public (other than the Agency) or private entities (developers), 6% must be affordable to very low-income households, and 9% must be affordable to households with low or moderate-income households (see *Exhibit VI-1A* for most recent income limits). This requirement is not required to be imposed on each individual project, but rather, must be met in the aggregate during each ten-year compliance period.
c. For any affordable units developed outside of the project area(s), an agency may receive 50% credit for each unit developed; that is, for every two (2) units of affordable housing developed outside of the project area(s), the agency can count one (1) unit towards meeting its production obligation;
d. Substantially rehabilitated units may count towards meeting the housing production requirement. The law defines substantially rehabilitated as rehabilitation, the value of which constitutes 25% of the after-rehabilitation value of the dwelling unit, including the value of the land; and
e. Agencies may satisfy the inclusionary requirement by acquiring long-term affordability covenants on multi-family units that restrict the cost of renting or purchasing the units. This method cannot be used to satisfy more than 50% of the units required to be affordable and not less than 50% must be affordable to very low-income households.

The law also requires that an agency discuss how it intends to meets its Housing Production Requirement (the "Housing Production Plan") for the following time periods:

1. Historical production (since the formation of the Redevelopment Project Area);

2. Production over a ten year compliance period (The Agency's upcoming housing production compliance period runs from July 1, 2008 to June 30, 2018); and
3. Production over the life of the Plan.

### 7.3.a Historical Production

For historical production purposes, Fremont's redevelopment efforts began in 1977 and extended through June 2008, the end date of the previous Implementation Plan. Housing production data is presented in the following time periods to capture cumulative, historical housing production from 1977 through June 2008:

- Initial Compliance Period from 1977 (inception) through June 1998 (pre-merger);
- Prior 10-year Compliance Period from July 1998 through June 2008 (post-merger)
- Cumulatively from 1977 through June 2008.

Initial Compliance Period. The Initial Compliance Period ran from the adoption of the initial redevelopment plans (Irvington and Niles) in July 1977 through June 1998, when the City merged the four formerly separate project areas of Centerville, Irvington, Niles and Industrial to form the Fremont Merged Project Area and adopted a new implementation plan to consolidate all of its prior implementation plans into a unified implementation plan with a common affordable housing compliance period, in order to simplify and facilitate comprehensive affordable housing planning for the Merged Project Area. During the Initial Compliance Period, the project area affordable housing production obligation applied independently to each of the four formerly separate project areas, since those areas had not yet been merged.

Qualifying affordable units produced outside any of the four formerly separate project areas are counted toward the affordable housing production requirement in any of the four former project areas on the basis of two units produced outside any of the four areas equals one unit produced inside the project areas. For conservative estimating purposes, only units produced outside the four former project areas in or after 1994 (when Health and Safety Code Section 33413(b)(2)(A)(ii) was added to the Redevelopment Law to allow the application of "outside the project area" units to meet the project area affordable housing production obligation) are counted in the analysis below.

For the Initial Compliance Period, which extends from the Agency's inception in 1977 through June 30, 1998, the Agency's performance results for its project area affordable housing production obligation, with respect to each of the four former project areas, are presented in Table 7-4A:

| Table 7-4A<br>Summary of Performance<br>Initial Compliance Period<br>July 1977 – June 1998 | | |
|---|---|---|
| **Project Area** | **Surplus of Affordable Units Produced Against Requirement** | |
| | **Very Low Income Units** | **Moderate Income Units** |
| Niles | 0[1] | 53 |
| Irvington | 97 | 32 |
| Centerville | 0[2] | 0[3] |
| Industrial | 0 | 0 |
| Outside[4] | 52[5] | 19[6] |

Notes:

1. Original deficit of 5 very low income units is eliminated by applying units produced outside project areas (See detail at Table 7-4B).

2. Original deficit of 5 very low income units is eliminated by applying units produced outside project areas (See detail at Table 7-4B).

3. Original deficit of 6 moderate income units is eliminated by applying units produced outside project areas (See Detail at Table 7-4B).

4. Surplus reported is based on 2 units produced outside project areas equals 1 unit produced inside a project area, so that the reported surplus represents only half of units actually produced outside project areas. Only post-1993 units are counted. If pre-1994 units are also counted, the surplus would be greater, as noted in footnotes 5 and 6 below.

5. Net remaining surplus after applying units to eliminate deficits in Niles and Centerville (see footnotes 1 and 2 above). If pre-1994 units were counted, surplus would increase to 100 very low income units. 52 units determined as follows: 110 units produced outside project areas, less 5 units for Niles deficit, less 5 units for Centerville deficit, less 48 "pre-1994 units". See Table 7-4B and 7-4C for detailed housing unit information.

6. Net remaining surplus after applying units to eliminate deficit in Centerville (see footnote 3 above). If pre-1994 units were counted, surplus would increase to 185 moderate income units. 19 units determined as follows: 191 units produced outside project area, less 6 units for Centerville deficit, less 166 "pre-1994 units". See Table 7-4B and 7-4C for detailed housing unit information.

Table 7-4B below summarizes Initial Compliance Period historical production in each Project Area, and shows the Agency's housing production obligation. Table 7-4C lists the affordable housing developments with restricted units that were counted towards meeting the Agency's housing production obligations for the Initial Compliance Period.

**Table 7-4B**
**Historical Housing Production Obligation**
**For Fremont Redevelopment Project Areas**
**Initial Compliance Period**
**(Prior to FY 98/99)**

| | Niles | Irvington | Industrial | Centerville | Outside Project Area | Total |
|---|---|---|---|---|---|---|
| 1. Total Historical Housing Production | | | | | | |
| New Units | 74 | 930 | 0 | 71 | N/A | 1075 |
| Substantially Rehabilitated Units | 0 | 0 | 0 | 0 | N/A | 0 |
| Subtotal | 74 | 930 | 0 | 71 | N/A | 1075 |
| | | | | | | |
| 2. CRL Affordable Housing Production Requirement | | | | | | |
| Very-Low Income (6% of Total) | 5 | 56 | 0 | 5 | N/A | 66 |
| Low or Moderate Income (9% of Total) | 7 | 84 | 0 | 6 | N/A | 97 |
| Subtotal | 12 | 140 | 0 | 11 | N/A | 163 |
| | | | | | | |
| 3. Units Produced that Meet CRL Affordable Housing Production Requirements | | | | | | |
| Very-Low Income | 0 | 153 | 0 | 0 | 110 | 263 |
| Low or Moderate Income | 60 | 116 | 0 | 0 | 191 | 367 |
| Subtotal[1 to 4] | 60 | 269 | 0 | 0 | 301 | 630 |
| | | | | | | |
| 4. Total Surplus (Units Produced in Excess of CRL Requirement) | | | | | | |
| Very-Low Income | (5) | 97 | 0 | (5) | 110 | 197 |
| Low or Moderate Income | 53 | 32 | 0 | (6) | 191 | 270 |
| Subtotal | 48 | 129 | 0 | (11) | 301 | 467 |

Source: 2003 Implementation Plan and City of Fremont Redevelopment Agency. (Updated: April 2008)

| Table 7-4C<br>Housing Units Produced that Meet CRL Housing Production Requirements<br>Initial Compliance Period<br>(Prior to FY 98/99) | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Project** | **Year Built** | **Project Area** | **Total Units in Project** | **Very Low** | **Low** | **Mod** | **Total Units that Meet Housing Production Requirement** |
| Ingersoll Terrace | 1986 | Irvington | 19 | 0 | 0 | 19 | 19 |
| Redwood Lodge | 1986 | Irvington | 24 | 24 | 0 | 0 | 24 |
| Sequoia Manor | 1986 | Irvington | 80 | 80 | 0 | 0 | 80 |
| Woodcreek | 1986 | Irvington | 96 | 0 | 60 | 0 | 60 |
| Baywood | 1991 | Irvington | 82 | 40 | 26 | 0 | 66 |
| Pacific Grove | 1997 | Irvington | 20 | 9 | 11 | 0 | 20 |
| **Irvington Total** | | | **321** | **153** | **97** | **19** | **269** |
| | | | | | | | |
| Niles Junction | 1982 | Niles | 52 | 0 | 0 | 52 | 52 |
| Essanay Place Townhomes | 1983 | Niles | 80 | 0 | 0 | 8 | 8 |
| **Niles Total** | | | **132** | **0** | **0** | **60** | **60** |
| | | | | | | | |
| Century Village (100) | 1995 | **Outside** | 49 | 19 | 5 | 0 | **24** |
| Treetops (176) | 1996 | **Outside** | 35 | 17 | 0 | 0 | **17** |
| Pickering Place (42) | 1997 | **Outside** | 42 | 1 | 9 | 11 | **21** |
| Park Vista (60) | 1998 | **Outside** | 50 | 25 | 0 | 0 | **25** |
| **Subtotal Outside -Post 1994 Units** | | | **176** | **62** | **14** | **11** | **87** |
| | | | | | | | |
| Amber Court (168) | 1985 | **Outside** | 34 | 9 | 8 | 0 | **17** |
| Crossroads Village (300) | 1985 | **Outside** | 60 | 0 | 30 | 0 | **30** |
| Durham Greens (316) | 1985 | **Outside** | 64 | 16 | 16 | 0 | **32** |
| Park Sequoia (248) | 1985 | **Outside** | 50 | 0 | 25 | 0 | **25** |
| Mission Wells (390) | 1986 | **Outside** | 45 | 0 | 22 | 0 | **22** |
| Parkside Place (16) | 1986 | **Outside** | 16 | 0 | 8 | 0 | **8** |
| Creekside Village (480) | 1987 | **Outside** | 96 | 0 | 48 | 0 | **48** |
| Heritage Village (192) | 1987 | **Outside** | 39 | 10 | 9 | 0 | **19** |
| Regency Square (132) | 1987 | **Outside** | 27 | 13 | 0 | 0 | **13** |
| **Subtotal Outside -Pre 1994 Units** | | | **431** | **48** | **166** | **0** | **214** |
| **Outside Total** | | | **607** | **110** | **180** | **11** | **301** |
| | | | | | | | |
| **Grand Total** | | | **1,060** | **263** | **277** | **90** | **630** |

Note: Only 50% of affordable units are reflected in this table for projects located outside the Redevelopment Project Areas.

Prior 10-year Compliance Period. The prior 10-year Compliance Period runs from the end of the Initial Compliance Period and merger of the four formerly separate project areas in July 1998 to June 2008 (Second Compliance Period), the end date of the previous Implementation Plan and the start of the current Implementation Plan. During the Second Compliance Period, the project area affordable housing production obligation applied in the aggregate to the four formerly separate project areas that together comprise the Merged Project Area. Even if the four formerly separate project areas were still treated as independent project areas following such merger, each such area would still independently meet or exceed the affordable housing production obligation for this period, as shown in the summary table provided in Table 7-4D.

Qualifying affordable units produced outside the Merged Project Area are counted toward the affordable housing production requirement on the basis of two units produced outside the Merged Project Area equals one unit produced inside the Merged Project Area. For the Second Compliance Period, the Agency's performance results for its project area affordable housing production obligation are estimated to be as follows with respect to the Merged Project Area as a whole and each of its constituent sub-areas:

| Table 7-4D<br>Summary of Performance<br>Second Compliance Period<br>July 1998 through June 2008 | | |
|---|---|---|
| **Area** | **Surplus of Affordable Units Produced Against Requirement** | |
| | **Very Low Income Units** | **Moderate Income Units** |
| Niles | 0 | 0 |
| Irvington | 38[1] | 36[2] |
| Centerville | 47[3] | 47[4] |
| Industrial | 0 | 0 |
| Outside[5] | 49[6] | 39[7] |
| Merged Project Area Total | 134 | 122 |

Notes:

1. Surplus of 38 units determined by combining Irvington very-low income deficit of 4 units (Table 7-4E) and surplus of 42 units (Table 7-4G).

2. Surplus of 36 units determined by combining Irvington moderate income surplus of 14 units (Table 7-4E) and surplus of 22 units (Table 7-4G).

3. Surplus of 47 units determined by combining Centerville very-low income deficit of 4 units (Table 7-4E) and surplus of 51 units (Table 7-4G).

4. Surplus of 47 units determined by combining Centerville moderate income deficit of 6 units (Table 7-4E) and surplus of 53 units (Table 7-4G).

5. Surplus reported is based on 2 units produced outside Merged Project Area equals 1 unit produced inside the Merged Project Area, so that reported surplus represents only half of units actually produced outside the Merged Project Area.

6. Surplus of 49 units determined by combining Outside Project Area very-low income surplus of 35 units (Table 7-4E) and surplus of 14 units (Table 7-4G).

7. Surplus of 39 units determined by combining Outside Project Area moderate income surplus of 17 units (Table 7-4E) and surplus of 22 units (Table 7-4G).

Housing production detail for the Second Compliance Period is captured in Tables 7-4E, 7-4F, 7-4G and 7-4H below. The Tables present the data in two, five-year increments. Tables 7-4E and 7-4F cover July 1, 1998 through June 30, 2003. For this period, Table 7-4E reports housing production obligation and Table 7-4F reports housing units produced. Tables 7-4G and 7-4H cover July 1, 2003 through June 30, 2008. For this period, Table 7-4G reports housing production obligation and Table 7-4H reports housing units produced.

**Table 7-4E**
**Historical Housing Production Obligation**
**First Half of Second Compliance Period**
**July 1, 1998 through June 30, 2003**

| | Niles | Irvington | Industrial | Centerville | Outside Project Area | Total |
|---|---|---|---|---|---|---|
| 1. Housing Production (July 1, 1998 – June 30, 2003): | | | | | | |
| New Units | 0 | 49 | 0 | 64 | N/A | 113 |
| Substantially Rehabilitated | 0 | 8 | 0 | 0 | N/A | 8 |
| Total | 0 | 57 | 0 | 64 | N/A | 121 |
| | | | | | | |
| 2. CRA Affordable Housing Production Requirement: | | | | | | |
| Very-Low Income (6% of Total) | 0 | 4 | 0 | 4 | N/A | 8 |
| Low and Moderate Income (9% of Total) | 0 | 5 | 0 | 6 | N/A | 11 |
| Total | 0 | 9 | 0 | 10 | N/A | 19 |
| | | | | | | |
| 3. Units Produced that Meet CRL Affordable Housing Production Requirements: | | | | | | |
| Very-Low Income | 0 | 0 | 0 | 0 | 35 | 35 |
| Low and Moderate Income | 0 | 19 | 0 | 0 | 17 | 36 |
| Total | 0 | 19 | 0 | 0 | 52 | 71 |
| | | | | | | |
| **4. Total Surplus (Deficit) of Units Produced per CRL Production Requirements:** | | | | | | |
| Very-Low Income | 0 | (4) | 0 | (4) | 35 | **27** |
| Low and Moderate Income | 0 | 14 | 0 | (6) | 17 | **25** |
| Total | 0 | 10 | 0 | (10) | 52 | **52** |

Note: Housing units built during this period were taken from the Implementation Plan adopted on June 10, 2003.

**Table 7-4F**
**Housing Units Produced that Meet CRL Housing Production Requirements**
**First Half of Second Compliance Period**
**July 1, 1998 through June 30, 2003**

| | Project Area | Total Units in Project | Very Low | Low | Mod | Total Units that Meet Housing Production Requirement |
|---|---|---|---|---|---|---|
| None | Centerville | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | | | | | | |
| Greenwich Townhomes (Trafalgar) | Irvington | 2.0 | 0.0 | 0.0 | 2.0 | 2.0 |
| Adams Avenue Homes (2002) | Irvington | 17.0 | 0.0 | 7.0 | 10.0 | 17.0 |
| **Subtotal-Irvington** | | **19.0** | **0.0** | **7.0** | **12.0** | **19.0** |
| | | | | | | |
| None | Niles | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | | | | | | |
| Oroysom Village & Avelina (1999) | Outside | 101.0 | 35.0 | 15.0 | 0.0 | 50.0* |
| Carol Commons (41479 & 41469 Millennium Terrace) | Outside | 2.0 | 0.0 | 0.0 | 1.0 | 1.0* |
| Carol Commons (41433 Millennium Terrace) | Outside | 1.0 | 0.0 | 0.0 | 0.5 | 0.5* |
| **Subtotal-Outside** | | 104.0 | 35.0 | 15.0 | 1.5 | 51.5 |
| | | | | | | |
| **Total** | | **123.0** | **35.0** | **22.0** | **13.5** | **70.5** |

*Reflects 50% credit since units built outside Redevelopment Project Areas.

**Table 7-4G**
**Historical Housing Production Obligation**
**Second Half of Second Compliance Period**
**July 1, 2003 through June 30, 2008**

| | Niles | Irvington | Industrial | Centerville | Outside Project Area | Total |
|---|---|---|---|---|---|---|
| 1. Housing production for reporting period: | | | | | | |
| New Units | 0 | 428 | 0 | 222 | N/A | 650 |
| Substantially Rehabilitated Units | 0 | 0 | 0 | 0 | N/A | 0 |
| Total | 0 | 428 | 0 | 222 | N/A | 650 |
| | | | | | | |
| 2. CRA Affordable Housing Production Requirement: | | | | | | |
| Very-Low Income (6% of Total) | 0 | 26 | 0 | 14 | N/A | 40 |
| Low and Moderate Income (9% of Total) | 0 | 39 | 0 | 20 | N/A | 59 |
| Total | 0 | 65 | 0 | 34 | N/A | 99 |
| | | | | | | |
| 3. Units Produced that Meet CRL Affordable Housing Production Requirements: | | | | | | |
| Very-Low Income | 0 | 68 | 0 | 65 | 14 | 147 |
| Low and Moderate Income | 0 | 61 | 0 | 73 | 22 | 156 |
| Total | 0 | 129 | 0 | 138 | 36 | 303 |
| | | | | | | |
| **4. Total Surplus (Units Produced in Excess of CRL Requirements):** | | | | | | |
| Very-Low Income | 0 | 42 | 0 | 51 | 14 | **107** |
| Low and Moderate Income | 0 | 22 | 0 | 53 | 22 | **97** |
| Total | 0 | 64 | 0 | 104 | 36 | **204** |

**Table 7-4H**
**Housing Units Produced that Meet CRL Housing Production Requirements**
**Second Half of Second Compliance Period**
**July 1, 2003 through June 30, 2008**

| | Project Area | Total Units in Project | Very Low | Low | Mod | Total Units that Meet Housing Production Requirement |
|---|---|---|---|---|---|---|
| Sequoia Crossing | Centerville | 6.0 | 0.0 | 0.0 | 6.0 | 6.0 |
| Maple Square (2007) | Centerville | 132.0 | 65.0 | 0.0 | 67.0 | 132.0 |
| Subtotal-Centerville (2007) | | 138.0 | 65.0 | 0.0 | 73.0 | 138.0 |
| | | | | | | |
| Greenwich Townhomes (Trafalgar) | Irvington | 1.0 | 0.0 | 0.0 | 1.0 | 1.0 |
| Rotary Bridgeway Apartments (2005) | Irvington | 18.0 | 8.0 | 0.0 | 10.0 | 18.0 |
| Lincoln Oaks (Lincoln St) Apts (2006) | Irvington | 11.0 | 11.0 | 0.0 | 0.0 | 11.0 |
| Irvington Terrace | | 100.0 | 49.0 | 0.0 | 50.0 | 99.0 |
| Subtotal-Irvington | | 130.0 | 68.0 | 0.0 | 61.0 | 129.0 |
| | | | | | | |
| Fremont Oak Gardens (2005) | Outside | 50.0 | 12.0 | 0.0 | 13.0 | 25.0* |
| Fremont Vista Assisted Living (2004) | Outside | 20.0 | 2.0 | 8.0 | 0.0 | 10.0* |
| 49013 Meadowfaire Cmn #43 (FTHB; Mayfield) | Outside | 1.0 | 0.0 | 0.0 | 0.5 | 0.5* |
| Subtotal-Outside Project Areas | | 71.0 | 14.0 | 8.0 | 13.5 | 35.5 |
| | | | | | | |
| **Total** | | **339.0** | **147.0** | **8.0** | **147.5** | **302.5** |

*Reflects 50% credit since units built outside Redevelopment Project Areas.

Summary of Historical Production. For the cumulative period from 1977 through June 2008, the Agency satisfied or exceeded its Redevelopment Law project area affordable housing production obligation for the Merged Project Area as a whole and individually for each of the four constituent project areas, as follows:

The Agency has produced a surplus of very low income affordable housing units above the statutorily required number of units as summarized below:

- 97 very low income units that may be applied to any future production requirement arising from the Irvington portion of the Merged Project Area only. These units were produced in Irvington prior to the merger and so are deemed a surplus only to be applied toward a future obligation arising from the Irvington portion of the Merged Project Area. See Table 3-1B for details; and
- 186 very low income units that may be applied to any future production requirement arising anywhere in the Merged Project Area. This surplus consists of 52 surplus units produced outside any of the former project areas prior to the merger (See Table 3-1A for details) and 134 surplus units produced within and outside the Merged Project Area following the merger (See Table 3-1D for details).

The Agency has produced a surplus of moderate income affordable housing units above the statutorily required number of units as summarized below:

- 53 moderate income units that may be applied to any future production requirement arising from the Niles portion of the Merged Project Area only. These units were produced in Niles prior to the merger and so are deemed a surplus only to be applied toward a future obligation arising from the Niles portion of the Merged Project Area. See Table 3-1B for detail; and
- 32 moderate income units that may be applied to any future production requirement arising from the Irvington portion of the Merged Project Area only. These units were produced in Irvington prior to the merger and so are deemed a surplus only to be applied toward a future obligation arising from the Irvington portion of the Merged Project Area. See Table 3-1B for details; and
- 141 moderate income units that may be applied to any future production requirement arising anywhere in the Merged Project Area This surplus consists of 19 surplus units produced outside any of the former project areas prior to the merger (See Table 3-1A for details) and 122 surplus units produced within and outside the Merged Project Area following the merger (See Table 3-1D for details).

### 7.3.b Ten Year Production Plan (FY 2008-2018)

Redevelopment agencies are required to develop and adopt an affordable housing production plan every ten years (AB 315 Plan). The housing production plan must explain how the Agency will meet its housing production requirement for the following time periods: (a) production over the first five years of the ten-year compliance period; (b) production over the ten-year compliance period; and (c) production through the life of the redevelopment plan. This Implementation Plan initiates a new ten-year Merged Project Area affordable housing production requirement compliance period, covering the

period from July 1, 2008 through June 30, 2018 (Current Compliance Period). Section 7.3.c below addresses Agency compliance with the Merged Project Area affordable housing production requirement for the first five years of the Current Compliance Period. Section 7.3.d addresses Agency compliance with the Merged Project Area affordable housing production requirement during the last five years of the Current Compliance Period.

The following tables set forth in Section 7.3.c and 7.3.d provide preliminary estimates of new residential developments that might occur in the Merged Project Area during the Current Compliance Period. Development on some of the listed sites may require discretionary land use approvals by the City and other regulatory agencies. The estimates set forth in the following tables in no way reflect whether such discretionary approvals will be granted, but are simply provided to give a general sense of the Agency's potential Merged Project Area affordable housing obligation during the Current Compliance Period.

### 7.3.c Housing Production Compliance for the Next Five Years, FY 2008-13

The Agency has developed estimates of the number of units likely to be built or substantially rehabilitated in the next five year period based on two factors: (a) historical production in the redevelopment project areas in the previous five years; and (b) number of new construction and substantially rehabilitated units anticipated to be developed by private developers and through Agency-assisted projects. Based on real estate market activity to date and the state of the real estate market as of this report date, the Agency does not anticipate a substantial increase in the residential growth rate and assumes that residential development in Fremont will remain "flat" or maybe even decrease substantially over the next five years. Table 7-5A reports the Agency's housing production obligation units and units expected to be produced that meet CRL production requirements over the next five years. Table 7-5B summarizes future housing expected to be constructed in the Merged Project Area over the next five-year period beginning July 1, 2008 to June 30, 2013. Current estimates show that the Agency will meet its housing production obligation and will have a surplus of 144 units (79 very low, 65 low and moderate-income units) as seen in Table 7-5A. Table 7-5B lists housing units (both privately developed and Agency-assisted) projected to be built in the Merged Project Area over the next five years.*

*Between the adoption of the Initial 2008-2013 Implementation Plan in June 2008 and the effectiveness of this Amended 2008-2013 Implementation Plan approximately 21 months later, very little private sector market rate housing has been developed or substantially rehabilitated in the Merged Project Area due to the economic recession and related impacts on housing construction/rehabilitation in the Bay Area and nationwide. However, for conservative affordable housing production planning purposes, the estimates of market rate housing construction in the Merged Project Area for the five-year period from 2008-2013 and for succeeding periods described below have not been adjusted downward, thereby reflecting a strong near term recovery of the housing markets. On the other hand, the Agency has continued during this recessionary period to work with affordable housing developers to bring on-line during this five-year period

the same level of affordable units as previously estimated in the Initial 2008-2013 Implementation Plan, as further reported above. Consequently, the Agency estimates that it will be able to maintain at least as great a positive "surplus" position for affordable housing production in the Merged Project Area as is shown in the following analysis, and may even exceed the positive position shown below.

| Table 7-5A<br>Projected Housing Production Obligation<br>First Half of Current Compliance Period<br>From July 1, 2008 through June 30, 2013 | | | | | | |
|---|---|---|---|---|---|---|
| | **Niles** | **Irvington** | **Industrial** | **Centerville** | **Outside Project Area** | **Total** |
| 1. Housing Production Obligation: | | | | | | |
| New Units | 15 | 444 | 0 | 324 | N/A | 783 |
| Substantially Rehabilitated Units | 0 | 0 | 0 | 0 | N/A | 0 |
| Subtotal | 15 | 444 | 0 | 324 | N/A | 783 |
| | | | | | | |
| 2. CRL Affordable Housing Production Requirement: | | | | | | |
| Very-Low Income (6% of Total) | 1 | 27 | 0 | 19 | N/A | 47 |
| Low & Moderate Income (9% of Total) | 1 | 40 | 0 | 30 | N/A | 71 |
| Subtotal | 2 | 67 | 0 | 49 | N/A | 118 |
| | | | | | | |
| 3. Units Anticipated to Meet CRL Affordable Housing Production Requirements: | | | | | | |
| Very-Low Income | 0 | 26[1] | 0 | 100 | 0 | 126 |
| Low & Moderate Income | 0 | 29[1] | 0 | 107 | 0 | 136 |
| Subtotal | 0 | 55 | 0 | 207 | 0 | 262 |
| | | | | | | |
| 4. Total Surplus (Units Produced in Excess of CRL Requirement): | | | | | | |
| Very-Low Income | | | | | | 79 |
| Low & Moderate Income | | | | | | 65 |
| Subtotal | | | | | | 144 |

Notes:
1. Allied Housing anticipates constructing Main Street Village, a 55-unit supportive housing development to be located in Irvington. If built, the Agency anticipates regulating 26 units (49%) for very-low income households and 29 units (51%) for moderate income households (Also see Table 7-5B).

2. Eden Housing anticipates building 93 affordable housing units on a 2.98-acre site located in Centerville. If constructed, the Agency anticipates regulating 45 units (49%) for very-low income households and 48 units (51%) for moderate income households (Also See Table 7-5B).

3. The City has identified its former Corporation Yard in the Centerville Area as a potential site for affordable housing development. It is anticipated that 114 affordable housing units could be built on the City-owned site. If the project

moves forward, the Agency anticipates regulating 55 units (49%) for very-low income households and 59 units (51%) for moderate income households (Also See Table 7-5B).

**Table 7-5B**
**Projected New Construction of Housing in Merged Project Area**
**From July 1, 2008 through June 30, 2013**

| Development | How Developed | FY | # Housing Units |
|---|---|---|---|
| **Centerville:** | | | |
| Centerville Grove Townhomes | Private | 2009 | 14 |
| Crown Court | Private | 2009 | 27 |
| Peppertree Court | Private | 2009 | 17 |
| Morgan Square | Private | 2009 | 48 |
| Eden-Peralta Blvd Housing | Agency-assisted | 2011 | 93 |
| Peralta Townhouses | Private | 2011 | 11 |
| Former City Corporation Yard | Agency-assisted | 2012 | 114 |
| Subtotal-Centerville | Private | | 324 |
| | | | |
| **Irvington:** | | | |
| High Town Square | Private | 2009 | 13 |
| Irvington Commons (Atria townhomes) | Private | 2009 | 15 |
| Park Lane West (Irvington Village) | Private | 2009 | 168 |
| Union Street Townhouses | Private | 2010 | 12 |
| Main Street Village (Allied Housing) | Agency-assisted | 2011 | 55 |
| West Coast Ventures | Private | 2012 | 181 |
| Subtotal-Irvington | | | 444 |
| | | | |
| **Niles:** | | | |
| Niles Townhouses | Private | 2009 | 15 |
| **Total-Project Areas** | | | **783** |

Source: City of Fremont Planning Department
Note: Developments referenced as "Private" are market-rate developments planned to be developed by private firms. "Agency-assisted" developments (Eden-Housing Peralta Blvd, Former City Corporation Yard and Main Street Village) are affordable housing developments expected to be built by nonprofit housing developers with financial assistance from the Redevelopment Agency and other affordable housing funding sources. Agency-assisted units are counted toward meeting the Agency's affordable housing production requirement as reported in Table 7-5A.

### 7.3.d Summary of Housing Production Compliance During Current Ten-Year Compliance Period

For the remaining five years of the Current Compliance Period (from July 1, 2013 through June 30, 2018), the Agency's goal is to aggressively pursue new construction developments inside and outside the Merged Project Area. Table 7-5C shows the Agency will exceed its housing production obligation by 128 units for the period beginning July 1, 2008 through June 30, 2018. The successful Redevelopment Plan Amendment, if adopted in early 2009, will provide the funding resources that the Agency will need to support these projects. In keeping with the Affordable Housing Investment Strategy (adopted by the Redevelopment Agency on June 25, 2002), the Agency will focus the majority of its resources on new construction projects that will provide rental units for very low and low-income households, especially large families, people with special needs, and seniors. However, the Affordable Housing Funds will also be available to assist moderate-income households, particularly through programs such as the First-Time Homebuyers Program and the Home Improvement Program (single-family, rehabilitation loan program). The Agency will also depend on the private market to develop new housing units for people with higher incomes.

The Redevelopment Agency intends to meet its housing production obligations by continuing to invest Affordable Housing Funds in the Five-Point Housing Program. In addition, the recently adopted Inclusionary Housing Ordinance (which became law in 2002) will assist in meeting the Agency's inclusionary obligation. The Inclusionary Housing Ordinance requires all new residential developments throughout the City to set aside at least 15% of the total units for very low, low and moderate-income households.

**Table 7-5C**
**Projected Housing Production Obligation**
**Second Half of Current Compliance Period**
**From July 1, 2013 through June 30, 2018**

| | Niles | Irvington | Industrial | Centerville | Outside Project Area | Total |
|---|---|---|---|---|---|---|
| 1. Housing Production Obligation: | | | | | | |
| New Units | 120 | 27 | 0 | 0 | N/A | 147 |
| Substantially Rehabilitated Units | 0 | 0 | 0 | 0 | N/A | 0 |
| Subtotal | 120 | 27 | 0 | 0 | N/A | 147 |
| | | | | | | |
| 2. CRL Affordable Housing Production Requirement: | | | | | | |
| Very-Low Income (6% of Total) | 7 | 2 | 0 | 0 | N/A | 9 |
| Low & Moderate Income (9% of Total) | 11 | 2 | 0 | 0 | N/A | 13 |
| Subtotal | 18 | 4 | 0 | 0 | N/A | 22 |
| | | | | | | |
| 3. Units Anticipated to Meet CRL Affordable Housing Production Requirements: | | | | | | |
| Very-Low Income | 25 | 25 | 0 | 25 | N/A | 75 |
| Low & Moderate Income | 25 | 25 | 0 | 25 | N/A | 75 |
| Subtotal | 50 | 50 | 0 | 50 | N/A | 150 |
| | | | | | | |
| 4. Total Surplus (Units Produced in Excess of CRL Requirement): | | | | | | |
| Very-Low Income | | | | | | 66 |
| Low & Moderate Income | | | | | | 62 |
| Subtotal | | | | | | 128 |

| Table 7-5D<br>Projected New Construction of Housing in Merged Project Area<br>Second Half of Current Compliance Period<br>From July 1, 2013 through June 30, 2018 | | | |
|---|---|---|---|
| **Development** | **How Developed** | **Project Area** | **# Housing Units** |
| Main Street Mixed Use | Private | Irvington | 15 |
| Osgood Townhouses | Private | Irvington | 12 |
| Henkel Site | Private | Niles | 120 |
| **Total-Project Areas** | | | 147 |

### 7.3.e Production Over Life of Redevelopment Plans

As part of its Housing Production Plan, the Agency must also report on how it intends to meet its Housing Production Requirement through the life of the redevelopment plan for the Merged Project Area. The following are general assumptions on what the Agency expects will be built or substantially rehabilitated in the Project Areas through the life of the plan:

**Niles (2014 to End of Project Life Production – FY 2013/14 to FY 2029/30**
The Agency projects that infill housing will be built on underutilized properties and vacant lots in the Project Area through the end of the Project, none by the Agency itself. The Agency will ensure that at least 15% of those units will be available to very low, low and moderate-income households as required by the CRL.

**Irvington (2014 to End of Project Life Production – FY 2013/14 to FY 2029/30)**
The Agency projects that infill housing will be built on underutilized properties and vacant lots in the Project Area through the end of the Project, none by the Agency itself. The Agency will ensure that at least 15% of those units will be available to very low, low and moderate-income households as required by the CRL.

**Centerville (2014 to End of Project Life Production – FY 2013/14 to FY 2028/29)**
The Agency projects that infill housing will be built on underutilized properties and vacant lots in the Project Area through the end of the Project, none by the Agency itself. The Agency will ensure that at least 15% of those units will be available to very low, low and moderate-income households as required by the CRL.

**Industrial**

No units have been produced in the Industrial Project Area since the establishment of the Redevelopment Project.

### 7.3. f Monitoring and Reporting Housing Production Activity

In previous years, the Agency has monitored its housing production obligation primarily through annual reports to the Department of Housing and Community Development (HCD). At the end of the calendar year, the Redevelopment Agency submits to HCD an Annual Report of Housing Activity, which summarizes development activity in the Merged Project Area and expenditures of the Affordable Housing Fund.

### 7.4 Replacement Housing Requirement

When low and moderate income housing units occupied by households whose incomes do not exceed 120% of median income) are removed or destroyed due to agency action, an agency must replace those units with new or newly rehabilitated affordable housing units. At least thirty days prior to acquiring property or adopting an agreement that will lead to the destruction or removal of low and moderate income housing units, an agency must adopt, by resolution, a replacement housing plan that generally describes the location, timing and method by which replacement housing will be provided.

Replacement units may be located anywhere within the city limits. An agency may either construct the required replacement housing, or cause such housing to be constructed through agreements with housing developers. Replacement units must be available at affordable housing cost to households of low and moderate income. In addition, 100%of the replacement units must be available at affordable housing cost to the same income level of households as were displaced from the units removed or destroyed, and the same or greater number of bedrooms must also be replaced. Replacement housing must remain affordable for a minimum of 55 years for rental units or 45 years for owner-occupied units. The affordability controls must be made enforceable by recorded covenants or restrictions.

At the current time, the Agency does not anticipate removing or destroying any residential units housing low or moderate income persons, as part of a redevelopment project. Should any affordable housing units be removed or destroyed in the future due to Agency action, the Agency will be required to meet the Replacement Housing obligations in effect at the time.

### 7.5 Conformance to the City of Fremont Housing Element (FY 2007-2012)

The General Plan Housing Element promotes four (4) primary goals:

Goal 1 - Conservation and enhancement of existing residential neighborhoods.
Goal 2 - High quality and well-designed new housing of all types throughout the City.
Goal 3 - Housing affordable and appropriate for a variety of households at all economic levels throughout the City.

Goal 4 - A continuing leadership role in regional efforts to maintain and expand the range of housing alternatives in the San Francisco Bay Area.
Goal 5 - Ensure that all persons have equal access to housing.

The Agency is committed to assisting the City to achieve these goals through the policies and programs presented in the City's Housing Element. Many of the programs described in the City's Housing Element are also programs included in this Implementation Plan, such as the continuation of a first-time homeowner program, rehabilitation of existing rental housing, and preservation of existing affordable housing, as well as investment in and facilitation of the development of new affordable housing (and the removal of barriers to the development of affordable housing). The Affordable Housing Five Year Implementation Plan for FY 2008-13 continued in this Section VII will be revised as needed to maintain consistency with the City's adopted Housing Element.

**Exhibit VI-1A**
**Income Limits Adopted by State of California in 2008**
**City of Fremont**

| **Household Size** | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** |
|---|---|---|---|---|---|---|---|---|
| Very Low | $30,150 | $34,450 | $38,750 | $43,050 | $46,500 | $49,950 | $53,400 | $56,850 |
| Lower | $46,350 | $53,000 | $59,600 | $66,250 | $71,550 | $76,850 | $82,150 | $87,450 |
| Median | $60,300 | $68,900 | $77,500 | $86,100 | $93,000 | $99,900 | $106,800 | $113,700 |
| Moderate | $72,300 | $82,600 | $93,000 | $103,300 | $111,600 | $119,800 | $128,100 | $136,400 |

Source: State of California, Department of Housing and Community Development, February 2008.

# Appendix L:

# Amended Preliminary Plan

**PC RESOLUTION NO. PC-2210**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FREMONT ADOPTING AMENDMENTS TO THE PRELIMINARY PLANS FOR THE CONSTITUENT REDEVELOPMENT PROJECT AREAS (IRVINGTON, NILES, CENTERVILLE AND INDUSTRIAL) COMPRISING THE FREMONT MERGED REDEVELOPMENT PROJECT AREA

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WHEREAS, pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*; the "Redevelopment Law"), the City Council (the "City Council") of the City of Fremont (the "City") has adopted and the Redevelopment Agency of the City of Fremont (the "Agency") is responsible for implementing the following constituent redevelopment plans (the "Constituent Redevelopment Plans") for the following constituent redevelopment project areas (the "Constituent Project Areas"), which together comprise the "Merged Project Area" as further described below:

1. The Amended and Restated Redevelopment Plan for the Fremont Industrial Redevelopment Project (the "Industrial Area Plan"), as most recently fully amended and restated pursuant to Ordinance No. 2297 dated July 7, 1998, pertaining to the Industrial redevelopment project area described therein (the "Industrial Project Area");

2. The Amended and Restated Redevelopment Plan for the Niles Redevelopment Project (the "Niles Plan"), as most recently fully amended and restated pursuant to Ordinance No. 2295 dated July 7, 1998, pertaining to the Niles redevelopment project area as described therein (the "Niles Project Area");

3. The Amended and Restated Redevelopment Plan for the Irvington Redevelopment Project (the "Irvington Plan"), as most recently fully amended and restated pursuant to Ordinance No. 2294 dated July 7, 1998, pertaining to the Irvington redevelopment project area described therein (the "Irvington Project Area"); and

4. The Amended and Restated Redevelopment Plan for the Centerville Redevelopment Project (the "Centerville Plan"), as most recently fully amended and restated pursuant to Ordinance No. 2296 dated July 7, 1998, pertaining to the Centerville redevelopment project area described therein (the "Centerville Project Area"); and

WHEREAS, pursuant to Section 33485 *et seq.* of the Redevelopment Law, the Constituent Redevelopment Plans and the Constituent Project Areas comprising the Merged Project Area have been merged for purposes of the pooling of tax increment revenue to fund redevelopment activities in the Merged Project Area; and

WHEREAS, as detailed in the staff report accompanying this Resolution, in order to more effectively administer and fund the redevelopment of the Merged Project Area, the City Council and the Agency have authorized the consideration of a set of proposed amendments (collectively, the "Proposed Redevelopment Plan Amendment") to the Constituent Redevelopment Plans that would, among other matters:

1. Amend, restate, and consolidate the current Constituent Redevelopment Plans into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (Including the Irvington, Niles, Centerville, and Industrial Project Area Components)," which will incorporate the applicable provisions from each of the Constituent Redevelopment Plans; and

2. Increase the limit on the amount of tax increment revenue from the Industrial Project Area component of the Merged Project Area that may be claimed by the Agency from the current limit of $400 million to a revised limit that will be the subject of a future action of the Agency Board and the City Council; and

3. Update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area; and

WHEREAS, the Proposed Redevelopment Plan Amendment is intended to provide the Agency with the legal and financial resources to continue and complete the program of redevelopment for the Merged Project Area; and

WHEREAS, in connection with the preparation of the Constituent Redevelopment Plans and in accordance with the provisions of Section 33322 of the Redevelopment Law, the Planning Commission of the City of Fremont (the "Planning Commission") has from time to time adopted and amended preliminary plans (collectively, the "Preliminary Plans") as follows:

1. The Preliminary Plan for the Irvington Project Area, adopted by the Planning Commission in connection with the initial adoption of the Irvington Plan in 1977, as fully amended and restated by Planning Commission Resolution No. 2202 on July 10, 1997;

2. The Preliminary Plan for the Niles Project Area, adopted by the Planning Commission in connection with the initial adoption of the Niles Plan in 1977, as fully amended and restated by Planning Commission Resolution No. 2201 on July 10, 1997;

3. The Preliminary Plan for the Centerville Project Area, adopted by the Planning Commission in connection with the initial adoption of the Centerville Plan on August 22, 1996, as amended by Planning Commission Resolution No. 2204 on July 10, 1997; and

4. The Preliminary Plan for the Industrial Project Area, adopted by the Planning Commission in connection with the initial adoption of the Industrial Area Plan on May 12, 1983, as amended by Planning Commission on November 7, 1991, as further amended by Planning Commission Resolution No. 2203 on July 10, 1997 and as further amended by Planning Commission resolution on October 10, 2002; and

WHEREAS, the Planning Commission desires to amend the Preliminary Plans in the manner set forth in the attached Exhibit A (Irvington), Exhibit B (Niles), Exhibit C (Centerville), and Exhibit D (Industrial) to acknowledge the possible amendment of the Constituent Redevelopment Plan as contemplated by the Proposed Redevelopment Plan Amendment, and to maintain conformance between the Preliminary Plans and the Constituent Redevelopment Plans, as proposed to be amended by the Proposed Redevelopment Plan Amendment; and

WHEREAS, the amendments to the Preliminary Plans, as set forth in the attached Exhibit A (Irvington), Exhibit B (Niles), Exhibit C (Centerville), and Exhibit D (Industrial) are collectively referred to in this Resolution as the Preliminary Plan Amendments; and

WHEREAS, the Planning Commission has considered the Preliminary Plan Amendments based upon the expressed understanding that approval of such Preliminary Plan Amendments is only an initial non-binding step toward adoption of the Proposed Redevelopment Plan Amendment and therefore does not constitute approval of a project within the meaning of the California Environmental Quality Act ("CEQA"), and with further expressed understanding that the Proposed Redevelopment Project Amendment can become effective and binding only upon satisfaction of further actions and further discretionary decisions of the City of Fremont in accordance with the Redevelopment Law and CEQA, including, without limitation, the preparation, distribution, review, and certification of the necessary CEQA documentation and adoption of an ordinance by the City Council, acting in its sole policy discretion, to approve the Proposed Redevelopment Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, that, in furtherance of Section 33322 of the Redevelopment Law, the Planning Commission of the City of Fremont hereby approves and adopts the Preliminary Plan Amendments in the forms set forth in the attached Exhibit A (Irvington), Exhibit B (Niles), Exhibit C (Centerville), and Exhibit D (Industrial), and hereby amends the Preliminary Plans as set forth in the Preliminary Plan Amendments.

ADOPTED January 10, 2008, by the Planning Commission of the City of Fremont at a meeting thereof held on the 10th day of January, 2008 by the following vote:

| | |
|---|---|
| AYES: | Chairperson Daniel Lydon and Commissioners David Bonaccorsi, Suzanne Chan, Yogi Chugh, Richard King, and Dr. Rakesh Sharma |
| NOES: | None |
| ABSENT: | Commissioner Dirk Lorenz |
| ABSTAIN: | None |

APPROVED:

Chairperson

ATTEST:

Secretary of Planning Commission

APPROVED AS TO FORM:

Assistant City Attorney

EXHIBIT A

AMENDMENT TO PRELIMINARY PLAN
FOR THE IRVINGTON REDEVELOPMENT PROJECT AREA

The Preliminary Plan for the Irvington Redevelopment Project Area is hereby amended by adding a new Part X to read as follows:

"X. CONSOLIDATED MERGED REDEVELOPMENT PROJECT AND PLAN

As contemplated by Part IV of this Preliminary Plan, the City Council adopted a series of ordinances in July 1998 to merge the redevelopment plans (the "Constituent Redevelopment Plans") for the Irvington, Niles, Centerville, and Industrial project areas (the "Constituent Project Areas") pursuant to Health and Safety Code Section 33485 to establish the "Merged Project Area" to facilitate the timely financing and completion of the City's overall redevelopment program.

As a follow-up to such actions, consideration may next be given to a set of proposed amendments to the Constituent Redevelopment Plans that would, among other matters:

1. Amend, restate, and consolidate the current Constituent Redevelopment Plans into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (Including the Irvington, Niles, Centerville, and Industrial Project Area Components)," which will incorporate the applicable provisions from each of the Constituent Redevelopment Plans;

2. Increase the limit on the amount of tax increment revenue from the Industrial Project Area component of the Merged Project Area that may be claimed by the Agency from the current limit of $400 million to a revised limit that will be the subject of a future action of the Agency Board and the City Council; and

3. Update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area."

EXHIBIT B

AMENDMENT TO PRELIMINARY PLAN
FOR THE NILES REDEVELOPMENT PROJECT AREA

The Preliminary Plan for the Niles Redevelopment Project Area is hereby amended by adding a new Part X to read as follows:

"X. CONSOLIDATED MERGED REDEVELOPMENT PROJECT AND PLAN

As contemplated by Part IV of this Preliminary Plan, the City Council adopted a series of ordinances in July 1998 to merge the redevelopment plans (the "Constituent Redevelopment Plans") for the Irvington, Niles, Centerville, and Industrial project areas (the "Constituent Project Areas") pursuant to Health and Safety Code Section 33485 to establish the "Merged Project Area" to facilitate the timely financing and completion of the City's overall redevelopment program.

As a follow-up to such actions, consideration may next be given to a set of proposed amendments to the Constituent Redevelopment Plans that would, among other matters:

1. Amend, restate, and consolidate the current Constituent Redevelopment Plans into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (Including the Irvington, Niles, Centerville, and Industrial Project Area Components)," which will incorporate the applicable provisions from each of the Constituent Redevelopment Plans;

2. Increase the limit on the amount of tax increment revenue from the Industrial Project Area component of the Merged Project Area that may be claimed by the Agency from the current limit of $400 million to a revised limit that will be the subject of a future action of the Agency Board and the City Council; and

3. Update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area."

EXHIBIT C

AMENDMENT TO PRELIMINARY PLAN
FOR THE CENTERVILLE REDEVELOPMENT PROJECT AREA

The Preliminary Plan for the Centerville Redevelopment Project Area is hereby amended by adding a new Part X to read as follows:

"X. CONSOLIDATED MERGED REDEVELOPMENT PROJECT AND PLAN

As contemplated by Part IV of this Preliminary Plan, the City Council adopted a series of ordinances in July 1998 to merge the redevelopment plans (the "Constituent Redevelopment Plans") for the Irvington, Niles, Centerville, and Industrial project areas (the "Constituent Project Areas") pursuant to Health and Safety Code Section 33485 to establish the "Merged Project Area" to facilitate the timely financing and completion of the City's overall redevelopment program.

As a follow-up to such actions, consideration may next be given to a set of proposed amendments to the Constituent Redevelopment Plans that would, among other matters:

1. Amend, restate, and consolidate the current Constituent Redevelopment Plans into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (Including the Irvington, Niles, Centerville, and Industrial Project Area Components)," which will incorporate the applicable provisions from each of the Constituent Redevelopment Plans;

2. Increase the limit on the amount of tax increment revenue from the Industrial Project Area component of the Merged Project Area that may be claimed by the Agency from the current limit of $400 million to a revised limit that will be the subject of a future action of the Agency Board and the City Council; and

3. Update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area."

EXHIBIT D

AMENDMENT TO PRELIMINARY PLAN
FOR THE INDUSTRIAL REDEVELOPMENT PROJECT AREA

The Preliminary Plan for the Industrial Redevelopment Project Area is hereby amended by revising Part VIII in its entirety to read as follows:

"VIII. CONSOLIDATED MERGED REDEVELOPMENT PROJECT AND PLAN

As contemplated by Part IV of this Preliminary Plan, the City Council adopted a series of ordinances in July 1998 to merge the redevelopment plans (the "Constituent Redevelopment Plans") for the Irvington, Niles, Centerville, and Industrial project areas (the "Constituent Project Areas") pursuant to Health and Safety Code Section 33485 to establish the "Merged Project Area" to facilitate the timely financing and completion of the City's overall redevelopment program.

As a follow-up to such actions, consideration may next be given to a set of proposed amendments to the Constituent Redevelopment Plans that would, among other matters:

1. Amend, restate, and consolidate the current Constituent Redevelopment Plans into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (Including the Irvington, Niles, Centerville, and Industrial Project Area Components)," which will incorporate the applicable provisions from each of the Constituent Redevelopment Plans;

2. Increase the limit on the amount of tax increment revenue from the Industrial Project Area component of the Merged Project Area that may be claimed by the Agency from the current limit of $400 million to a revised limit that will be the subject of a future action of the Agency Board and the City Council; and

3. Update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area."

# PLANNING COMMISSION STAFF REPORT
# JANUARY 10, 2008

**Project:** AMENDMENTS TO THE PRELIMINARY PLANS FOR THE CONSTITUENT REDEVELOPMENT PROJECT AREAS (IRVINGTON, NILES, CENTERVILLE AND INDUSTRIAL) COMPRISING THE FREMONT MERGED REDEVELOPMENT PROJECT AREA (PLN2008-00175)

**Proposal:** Consider resolution to adopt the Amendments to the Preliminary Plans for the Constituent Redevelopment Project Areas (Irvington, Niles, Centerville and Industrial) comprising the Fremont Merged Redevelopment Project Area

**Recommendation:** Approve and adopt the Resolution for the Amendments to the Preliminary Plans for the Constituent Redevelopment Project Areas

**Location:** Irvington, Niles, Centerville and Industrial Redevelopment Project Areas in the Irvington, Niles, Centerville and Industrial planning areas
(See Redevelopment Project Area maps next four pages.)

**Area:** 3,913 acres

**People:** Redevelopment Agency of the City of Fremont, Applicant
Carol Anne Painter, Redevelopment Project Manager
(510) 494-4502; cpainter@ci.fremont.ca.us

**Environmental Review:** Approval of the Resolution for the Amendments to the Preliminary Plans for the Constituent Redevelopment Project Areas is only an initial non-binding step toward adoption of the Proposed Redevelopment Plan Amendment and therefore does not constitute approval of a project within the meaning of the California Environmental Quality Act (CEQA). The Proposed Redevelopment Plan Amendment and the required CEQA documentation will be presented to the Planning Commission, City Council and Redevelopment Agency for consideration in the fall of 2008.

**General Plan:** Various Designations

**Zoning:** Various Districts

## EXECUTIVE SUMMARY:

On July 24, 2007, the City Council and the Redevelopment Agency of the City of Fremont (the "Agency") approved a resolution authorizing Agency staff to proceed with the process to amend the redevelopment plans (the “Plan Amendment”) for the Fremont Merged Redevelopment Project Area (the “Merged Area”) consisting of the previously adopted Irvington, Niles, Centerville and Industrial Project Areas which were merged in 1998. The proposed Plan Amendment would increase the tax increment revenue cap for the Industrial Project Area portion of the Merged Area and would amend,

restate and consolidate the currently separate redevelopment plans into a single Amended and Restated Redevelopment Plan. The purpose of the Plan Amendment is to provide the Agency with the additional financial resources necessary to complete the redevelopment program activities identified in 1998 (including the Irvington BART station, affordable housing programs, and other projects of regional and local benefit), together with related activities that have since been identified, for the four previously merged project areas.

The proposed adoption of the attached resolution approving the Amendments to the Preliminary Plans for the Constituent Redevelopment Project Areas is an initial step under the California Community Redevelopment Law (the "CRL") to begin the Plan Amendment process. This is a non-binding action by the Planning Commission that initiates the preparation of the formal Plan Amendment. Once prepared, the Plan Amendment, itself, will be forwarded to the Planning Commission for a recommendation to the City Council for consideration. Approving Amendments to the Preliminary Plans does not actually amend Fremont Merged Redevelopment Project Area Redevelopment Plan, but merely starts the process. Only the City Council may amend the Redevelopment Plan through adoption of a City ordinance at the conclusion of an extensive public process.

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Figure 1: Map of Irvington Redevelopment Project Area

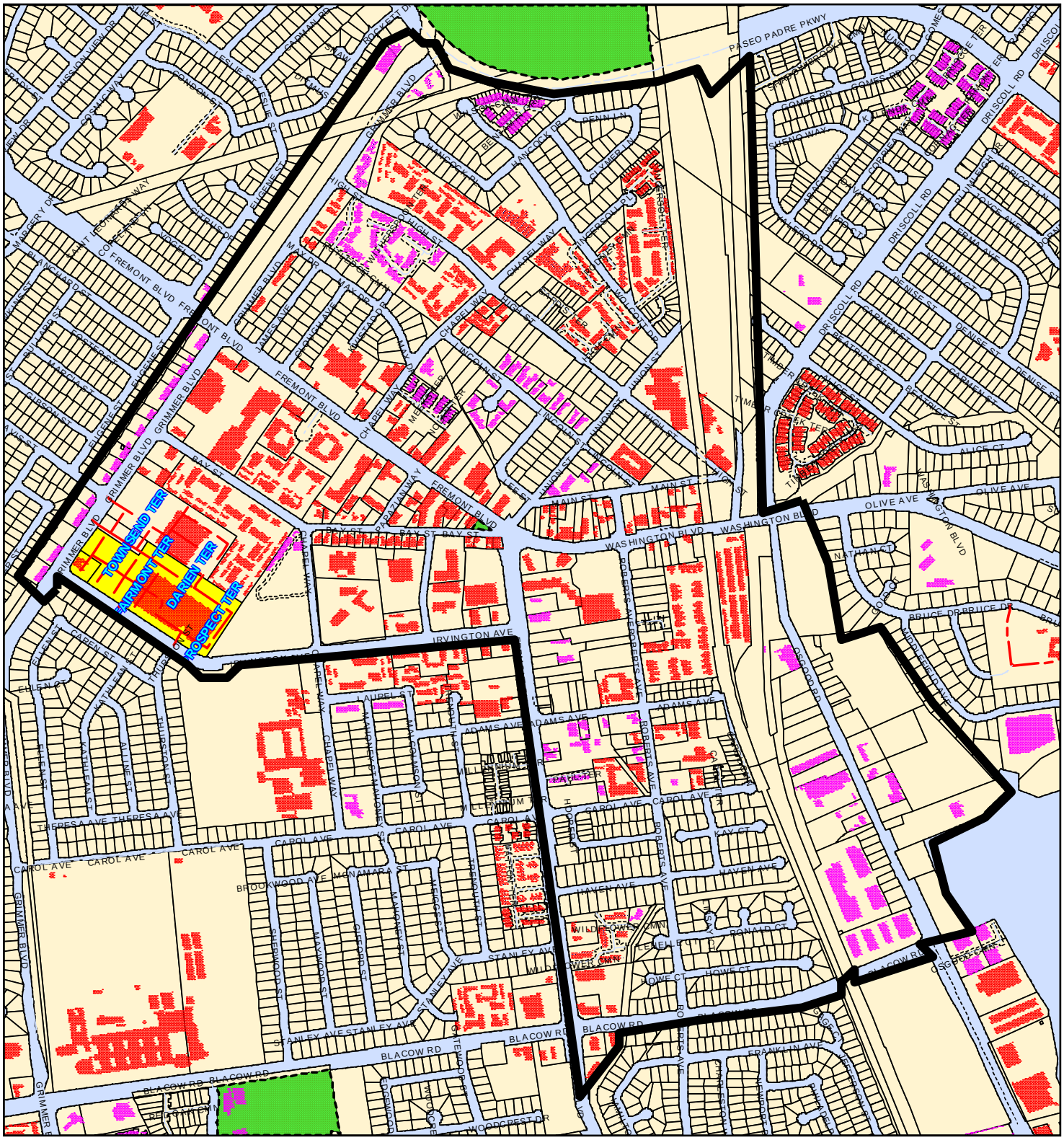


Figure 2: Map of Niles Redevelopment Project Area

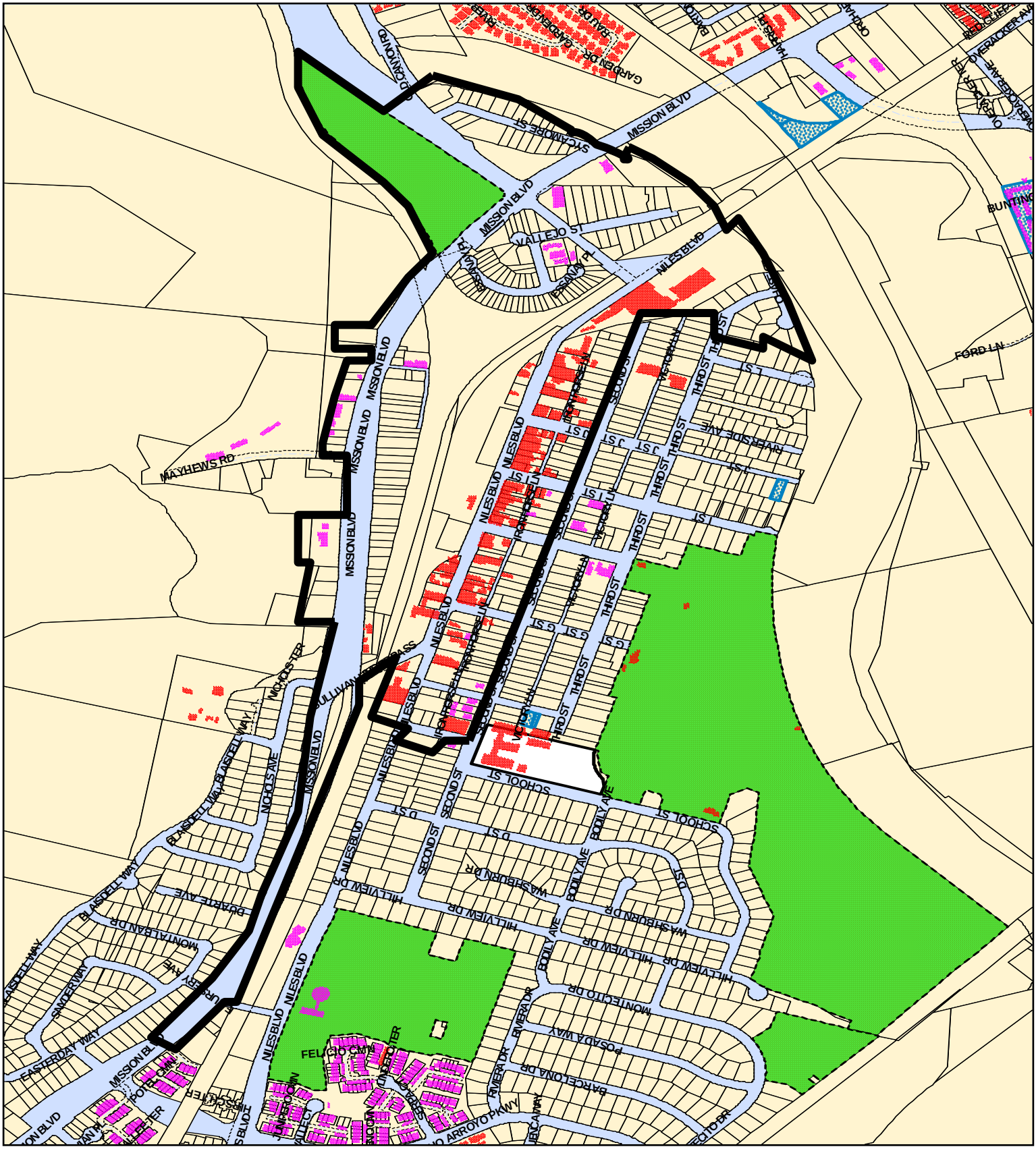


Figure 3: Map of Centerville Redevelopment Project Area

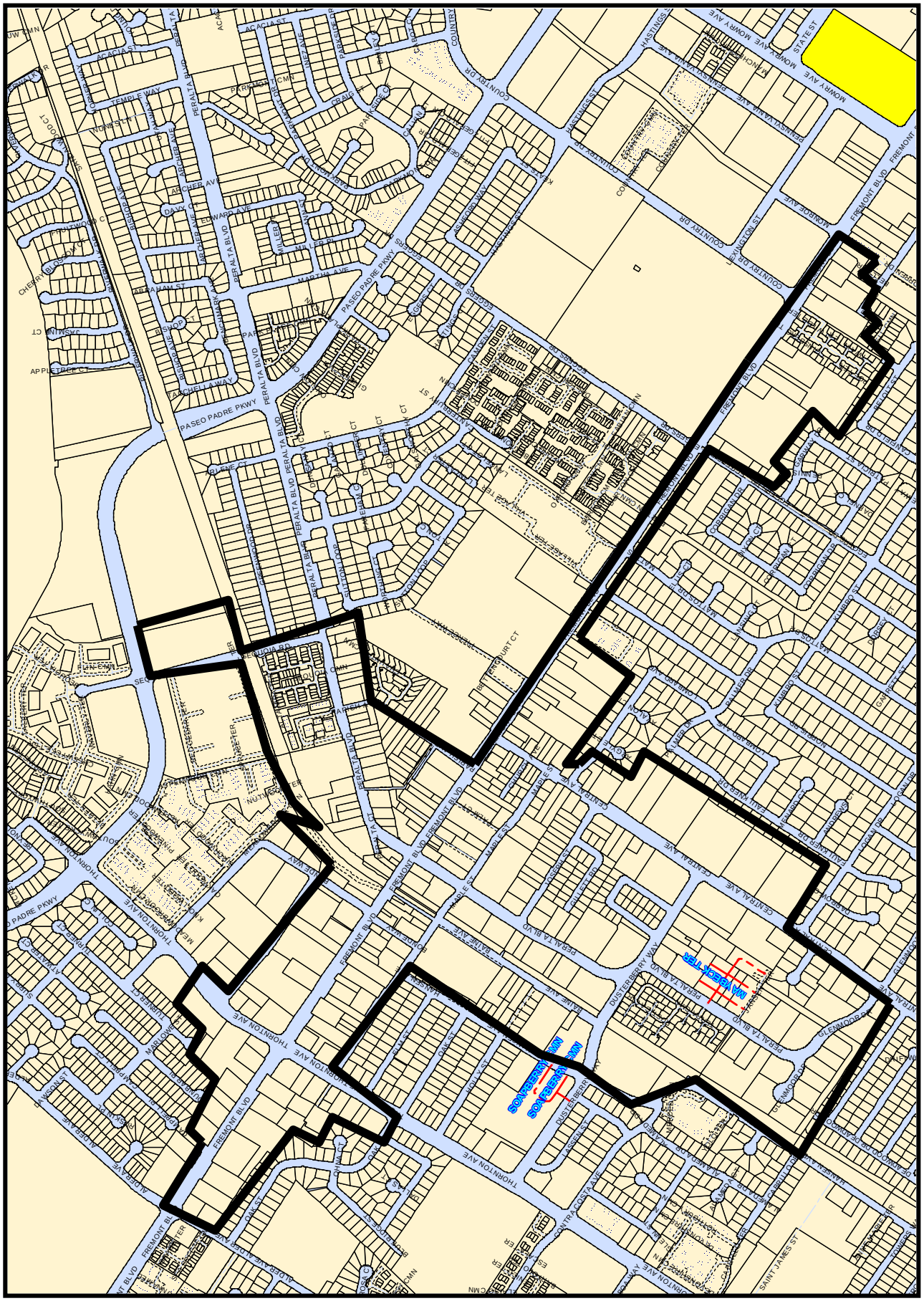
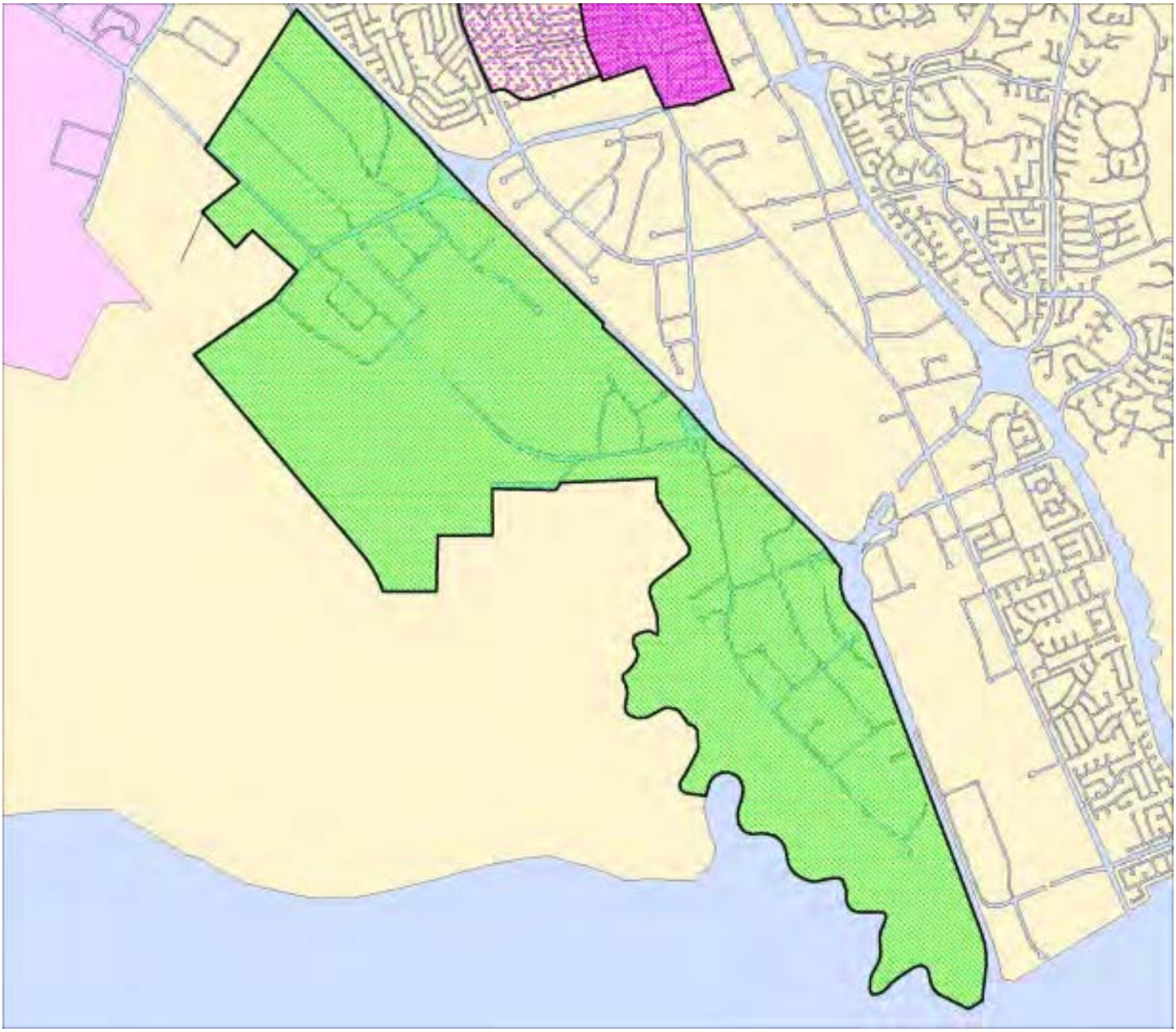


Figure 4. Map of Industrial Redevelopment Project Area



## BACKGROUND AND PREVIOUS ACTIONS:

In mid- 2002, staff obtained authorization from the City Council to proceed with a proposed Plan Amendment in order to increase the cap on the collection of tax increment revenue from the Industrial Project Area. In October 2002, the Planning Commission approved a Preliminary Plan amendment resolution very similar to the resolution now before the Planning Commission. Following these initial actions, staff began discussions with affected taxing entities in late 2002. In early 2003, these discussions and the overall Redevelopment Plan amendment process were suspended in light of the State's unfavorable budgetary environment, which, in turn, had an adverse effect on the County's and City's financial positions.

In July of 2007, staff obtained a re-authorization from the City Council to again pursue the proposed Plan Amendment based on a preliminary feasibility analysis and discussions with representatives of the major taxing entities (Alameda County, Ohlone College, Alameda County Water District, Alameda County Flood Control District, Fremont Unified School District, BART, Alameda County Library and East Bay Regional Parks District). These entities indicated a willingness to work with the City and acknowledged their interests in identifying opportunities for projects of mutual benefit.

## PROJECT DESCRIPTION & ANALYSIS:

As previously stated, the purpose of the Plan Amendment is to provide the Agency with the additional financial resources necessary to complete the redevelopment program activities identified and authorized in the 1998 Amended Plans for the City's Merged Project Area (including the Irvington BART station, affordable housing programs, and other projects of regional and local benefit), together with related activities that have since been identified, for the four previously merged project areas. It is estimated that the current $400 million cap for the receipt of tax increment revenue will be insufficient for the completion of these projects and will be reached in Fiscal Year 2011-12. California Community Redevelopment Law provides for Amendments to the Preliminary Plans for the Constituent Redevelopment Project Areas as a first step to begin the Plan Amendment process that would raise the cap on the collection of tax increment revenue and, thereby, add financial resources and extend the time frame for these projects.

The proposed action by the Planning Commission to amend the Preliminary Plans will initiate the preparation of the formal Plan Amendment. This action is non-binding and does not constitute approval of a project within the meaning of CEQA. The Planning Commission will subsequently review the Plan Amendment, itself, and make a recommendation on its substance to the City Council for consideration in the fall of 2008. The Commission will also review an E.I.R. for the Plan Amendment and make recommendations regarding that document's adequacy under CEQA.

Under the California Health and Safety Code sections 33322 and 33324 of the CRL, the proposed adoption of the attached resolution approving the Amendments to the Preliminary Plans for the Constituent Redevelopment Project Areas provides a general statement of the Redevelopment Agency's intent to consider an increase to the tax increment revenue it receives from the Industrial Redevelopment Project Area. Specifically, the proposed Amendments to the Preliminary Plans would recognize the

Agency's intent to prepare for public consideration a formal Redevelopment Plan Amendment that would:

1. Amend, restate and consolidate the redevelopment plans for the previously merged Irvington, Niles, Centerville, and Industrial project areas into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area", incorporating the applicable provisions from each of the current redevelopment plans;

2. Increase the limit on the amount of tax increment revenue from the Industrial Project Area component of the Merged Project Area that may be claimed by the Agency; and

3. Update the list of project, programs and activities that may be undertaken by the Agency in the Merged Project Area.

The attached resolution for Planning Commission consideration includes the specific language for each of the four Preliminary Plans for the Constituent Redevelopment Project Areas (Irvington, Niles, Centerville and Industrial) that now comprise the Merged Project Area. In addition, copies of these Preliminary Plans, without their separate legal descriptions, are also attached to this staff report for Planning Commission reference. Each of these Preliminary Plans has previously been approved by the Planning Commission in accordance with the CRL.

## PUBLIC NOTICE AND COMMENT:

Public hearing notification is not applicable.

## ENCLOSURES:

***Exhibits***:

A. Resolution of the Planning Commission of the City of Fremont Adopting Amendments to the Preliminary Plans for the Constituent Redevelopment Project Areas (Irvington, Niles, Centerville and Industrial) Comprising the Fremont Merged Redevelopment Project Area

***Informational Items:***

1. Amended and Restated Preliminary Plan for the Irvington Redevelopment Project, dated July 1997, in conjunction with approved resolutions
2. Amended and Restated Preliminary Plan for the Niles Redevelopment Project, dated July 1997, in conjunction with approved resolutions
3. Preliminary Plan for the Proposed Centerville Redevelopment Project, dated July 1996, in conjunction with approved resolutions
4. Preliminary Plan for Fremont Industrial Redevelopment Project in conjunction with approved resolutions

**RECOMMENDATION**:

1. Hold public hearing.

2. Adopt the "Resolution of the Planning Commission of the City of Fremont Adopting Amendments to the Preliminary Plans for the Constituent Redevelopment Project Areas (Irvington, Niles, Centerville and Industrial) Comprising the Fremont Merged Redevelopment Project Area" in conformance with California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*).

# Appendix M:

# Community Participation Documents

**Guidelines for Redevelopment Advisory Committee to the Executive Director**

**Fremont Redevelopment Agency Regular Meeting Agenda and Report, April 3, 2001**

**Resolution No. 267**

**RAC Member List**

**Fremont Web Information**

**Redevelopment Plan Amendment Overview Presentation**

# GUIDELINES FOR THE REDEVELOPMENT ADVISORY COMMITTEE TO THE EXECUTIVE DIRECTOR

On April 3, 2001 the Redevelopment Agency adopted Resolution No. 267 approving formation of the Redevelopment Advisory Committee (the "RAC" or "Committee").

The role of the RAC can be further understood in relationship to the Agency's Board and Executive Director. The Redevelopment Agency Board of Directors (the "Agency Board") is composed of the members of the City Council. The Agency Board is responsible for policy-making for the Agency. This responsibility includes project determination, prioritization, and timing. Additionally, the Agency Board is responsible for allocating funds and appointing the Agency's Executive Director. The City Manager is the Executive Director and chief administrator of the Agency and is responsible for executing policies established by the Agency Board, administering the day-to-day activities, hiring and supervising staff, identifying and implementing projects, and making recommendations to the Board.

The following guidelines provide direction for the operations of the RAC.

1) Purpose

   a) As described in Resolution No. 267, the RAC is intended to advise the Executive Director of the Redevelopment Agency on redevelopment projects in the Centerville, Irvington, and Niles Project Areas.

   b) The RAC will supplement community input that staff receives on redevelopment projects and programs of strategic importance by providing an additional forum in which the views of residents, property owners, residential and business tenants, and community organizations are expressed to the Executive Director. The RAC will also provide an additional avenue for the Agency to share information with the community.

2) Membership

   a) The RAC shall consist of a minimum of three (3) representatives from each of the three historic project areas (Niles, Centerville, Irvington) each of whom shall be appointed by the Executive Director. Representatives shall include people who reside, own property, or do business in one of the three project areas.

   b) Agency staff will participate in RAC meetings but are not members of the RAC.

3) Term

   Each member on the Redevelopment Advisory Committee shall be appointed and/or removed by the Executive Director. Each member shall be appointed to a four-year term.

4) Vacancies

Vacancies could occur for a number of reasons such as expiration of a term, resignation, lack of attendance, no longer meeting membership criteria, removal, or other causes. At such time as a committee member position becomes vacant, it will be the responsibility of the Executive Director to appoint a replacement for the remainder of the term of the position. It is the intent of the Executive Director to ensure equal representation on the RAC among the three historic districts and to fill any vacancies accordingly.

5) Attendance

a) A member will automatically be ineligible to continue as a member of the RAC upon incurring two consecutive unexcused absences from regular meetings.

b) An absence will be considered excused if it is caused by any of the following:
   (1) The member's hospitalization;
   (2) The member's observance of a religious holiday;
   (3) Death in the member's immediate family;
   (4) The member's illness, including recovery from a medical procedure;
   (5) Illness of the member's immediate family member; or
   (6) The member conducting official business of the RAC.

c) The Redevelopment Agency Executive Director will determine whether an absence meets the above criteria to be excused.

6) Conducting Meetings:

**a) Description of meeting types and scheduling:**

i) *Regular Meetings:* The Executive Director shall establish a schedule of "regular meetings". Regular meetings of the Committee shall be held four times per year at approximately evenly spaced intervals. The schedule of regular meetings shall be adopted by the Committee at its first meeting and revised at a regular meeting as needed.

ii) *Special Meetings:* Special meetings of the Committee may be called by the Executive Director as needed.

iii) *Adjourned:* Any regular, adjourned regular, special, or adjourned special meeting may be adjourned to a time and place specified in the order of adjournment. A quorum is not required to adjourn a meeting.

iv) *Quorum:* A quorum of the Committee at any given time shall be deemed to be a majority of the number of members at that time currently holding active appointment to and membership on the Committee.

b) **Facilitation:** The meeting will be facilitated by a staff member or Committee member as appointed by the Redevelopment Agency Executive Director.

c) **Procedural Rules:**

i) *Rules of Order:* The meetings shall be guided by the most recent edition of Robert's Rules of Order. However, it is important to remember the purpose of the Committee is to provide input and that the meetings will be facilitated. Therefore, in order to ensure easy and effective communication, Robert's Rules of Order may be adapted or relaxed into less formal procedures as needed to meet the convenience of the Committee. When needed, the facilitator may return the Committee to the more formal procedures.

ii) *Approval of Motions:* With the exception of a motion to adjourn, a quorum is required for the Committee to vote on any motion. A majority of those present shall be sufficient to pass any action voted on by the Committee.

d) **Agenda:** Staff will develop an agenda for each regular and special meeting. Committee members may suggest items to be placed on the agenda.

e) **Minutes:** The minutes of the RAC shall be "action minutes" which include the motions made, actions taken, and a brief summary of public comments.

f) **Public Noticing:** In order to ensure open communication, all meetings of the Committee shall be open to the public. Agendas for all Committee meetings will be posted at the City of Fremont's Development and Environmental Services Center at 39550 Liberty Street at least 72 hours prior to the meeting. The Committee will hear, discuss, or act only on items on the agenda.

g) **Public comment:** Every regular or special meeting shall include an opportunity for public comment.

7) Attachments

a) **Attachment A:** Redevelopment Agency staff report 5.1 from April 3, 2001 "Consideration of Community Engagement Options Following the Expiration of the Project Area Committees

b) **Attachment B:** Redevelopment Agency Resolution No. 267 adopting the Redevelopment Advisory Committee.

c) **Attachment C**: Selected Rules of Order

# AGENDA AND REPORT
# FREMONT REDEVELOPMENT AGENCY REGULAR MEETING
# APRIL 3, 2001, 7:00 P.M.

## 1. CALL TO ORDER

## 2. CONSENT CALENDAR

**2.1 APPROVAL OF MINUTES** – January 23, February 6 and March 6, 2001

## 3. PUBLIC COMMUNICATIONS

**3.1 ORAL COMMUNICATIONS**

**3.2 WRITTEN COMMUNICATIONS** – None

## 4. PUBLIC HEARINGS – None

## 5. OTHER BUSINESS

**5.1 CONSIDERATION OF COMMUNITY ENGAGEMENT OPTIONS FOLLOWING THE EXPIRATION OF THE PROJECT AREA COMMITTEES** (Craig Whittom, Redevelopment Agency Director, 510-494-4428, cwhittom@ci.fremont.ca.us)

**Executive Summary:** On July 1, 2001, the three Project Area Committees (PACs) within the City of Fremont Redevelopment Agency will complete their terms. The purpose of the PACs has been fulfilled as the PACs played an important role advising the Redevelopment Agency during and after the 1998 redevelopment plan amendment and merger process. As one means to support continued community input on redevelopment projects following July 1, 2001, staff recommends that the Redevelopment Agency authorize the Executive Director to appoint a Redevelopment Area Committee (RAC) to advise her on redevelopment projects. The proposed RAC would consist of nine members, three residents or business/property owners from each of the historic project areas. It is recommended that the Redevelopment Agency adopt the enclosed resolution authorizing the Executive Director to appoint a RAC subsequent to the expiration of the Project Area Committees on July 1, 2001.

**BACKGROUND:** Project Area Committees (PACs) are citizens' committees composed of project area residents, business and property owners, and representatives of organizations who are elected to consult with and advise the Redevelopment Agency on projects within their project area. The Agency consults with PACs on matters that deal with the planning and provision of residential facilities, replacement housing, and other matters which affect residents of the project area. According to California Redevelopment Law, a PAC is required for a project area if the Redevelopment Plan for that area permits the use of eminent domain power to acquire properties where a substantial number of low to moderate income persons reside, or the Plan contains one or more public projects that will displace a substantial number of low to moderate income persons. The lifetime of a PAC is three years, commencing at the time that the project area is created. PACs are also created during adoption of a Redevelopment Plan Amendment and continue for three years after adoption of the plan amendment.

The City of Fremont currently has three PACs: one for each of the Centerville, Irvington, and Niles project areas. The Centerville PAC was created in 1997, while the Irvington and Niles PACs were created in 1998. The Centerville PAC was extended for one year beyond its lifetime and now all three groups will complete their terms on July 1, 2001. Each of the PACs has provided important input to the Redevelopment Agency and staff during the past three years. The purpose of the PACs has been fulfilled as the PACs played an important role advising the

Redevelopment Agency during and after the plan amendment process. Staff believes that the work of the PACs as originally envisioned and set foirth by State law is completed.

**Discussion:** The completion of the PACs' terms offers an opportunity for the City to consider alternatives for continued community input on redevelopment projects. A survey of local redevelopment agencies (enclosed) indicated that many jurisdictions do not have a formal committee for citizen involvement beyond the required term of the PACs. These cities found that public input could be accommodated through public hearings and meetings for specific projects. Redwood City is an example of a jurisdiction that has no formal committees for input into redevelopment issues, but has developed alternative mechanisms (e.g., joint study sessions and public hearings for projects, a telephone hotline for feedback, and an interactive online feedback system on the city's web-site). Cities that did retain a committee for input on redevelopment issues following the expiration of the PACs created one group, a Redevelopment Area Committee, that provides advice on projects within all project areas. A table summarizing public involvement in redevelopment in certain Bay Area cities is enclosed.

**Alternatives for Continued Community Input on Redevelopment Projects:** Staff has considered various alternatives for community input on future redevelopment projects. Three primary alternatives were (a) the continuation of each of the PACs for one year, (b) the creation of a new Redevelopment Advisory Committee, (c) and for the PACs to expire with no replacement with public comment achieved through project-based community meetings.

The first alternative would allow the City to continue the PACs in their current function for an additional year. This would require that the role of the PACs be reevaluated again in one year as the PACs can only be continued for one year at a time. This alternative would require a continued allocation of significant staff time to support the three individual PACs, which is a challenge given the limited staffing available in our redevelopment program.

The second alternative would be for the Executive Director to create one RAC to advise on issues throughout all project areas. This option would provide a broad perspective on redevelopment projects through the sharing of ideas by residents and business/property owners from the three historic project areas. The role of the RAC would be to provide review and comment directly to the Executive Director and Agency staff on Redevelopment Agency projects and programs in the historic districts. The RAC's focus would be on redevelopment projects and programs, and not general community projects or issues which may surface within the districts. The creation of one RAC would be a significant enhancement to the efficiency of the Redevelopment Agency staff in its ability to deliver services to the project areas, as staff begins to implement expanded programs in each of the project areas.

The final alternative would be for the PACs to expire with no replacement and public comment would be achieved through project-based community meetings. Staff believes this option is unacceptable because it would eliminate an important means of community comment and focus on redevelopment projects and programs.

**Recommended Option for Continued Community Input on Redevelopment Projects:** Redevelopment Agency staff's recommended alternative is that a RAC is appointed by the Executive Director to advise on redevelopment projects. As redevelopment programs and agreements are considered, the Executive Director would present these items to the RAC for input. This RAC would consist of nine members, three residents or business/property owners from each of the project areas (Centerville, Irvington and Niles). The Executive Director of the Redevelopment Agency would appoint the committee members for a four-year term. The Executive Director would review the role of the RAC with the Redevelopment Agency Board at the end of the four-year term. Staff believes that having one group advising on issues throughout the project areas will provide for a comprehensive focus on redevelopment issues.

In addition to the creation of a RAC, Redevelopment Agency staff will enhance its efforts to work closely with community groups in the districts (e.g., business and property owner groups, main street and other community organizations), hold community meetings on an as-needed

basis, and will pursue new communication opportunities such as web-site enhancements and a newsletter.

**Review of Termination of Project Area Committees with the Project Area Committees:** During the past several weeks staff has discussed the termination of the PACs with each of the existing PACs. At these meetings, members of the PACs expressed an understanding of staff's position on the termination of the PACs, and members also expressed the following primary concerns:

- The Redevelopment Agency should acknowledge the work of the PACs as important and useful.
- Any future advisory committee should not just represent business and property owner interests, but also residents living in the project areas.
- Any future advisory committee should maintain representation of individuals from each of the historic project areas.
- Any future advisory committee should meet on a regular and timely basis.
- The importance of redevelopment in each of the project areas is at a critical juncture and attention to projects in each of the redevelopment project areas should not be diluted.

Staff believes that the proposed RAC can be responsive to these interests and concerns.

**ENCLOSURES:**

- Resolution.
- Exhibit A: Public Involvement in Redevelopment.

**RECOMMENDATION:** Adopt a resolution authorizing the Executive Director to appoint a Redevelopment Area Committee composed of three residents or business/property owners from each of the three historical project areas to advise the Executive Director on redevelopment projects subsequent to the expiration of the Project Area Committees on July 1, 2001.

## 6. ADJOURNMENT

# RESOLUTION NO. 267

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FREMONT AUTHORIZING THE EXECUTIVE DIRECTOR TO APPOINT A REDEVELOPMENT ADVISORY COMMITTEE (RAC) TO ADVISE THE EXECUTIVE DIRECTOR ON REDEVELOPMENT PROJECTS

Be it resolved by the Redevelopment Agency of the City of Fremont that:

WHEREAS, the Redevelopment Agency has appointed Project Area Committees (PACs) for the Niles, Centerville and Irvington redevelopment project areas as required by Health and Safety Code Section 33385; and

WHEREAS, the term of each of the PACs is scheduled to expire on July 1, 2001; and

WHEREAS, The Redevelopment Agency has considered options for community engagement following the expiration of the PACs; and

WHEREAS, the Redevelopment Agency has concluded that a Redevelopment Advisory Committee that advises the Executive Director would be an effective tool to facilitate continued community engagement in the redevelopment process;

NOW THEREFORE BE IT RESOLVED that the Redevelopment Agency authorizes the Executive Director to appoint a Redevelopment Advisory Committee that provides the Executive Director advice on redevelopment projects in the Niles, Centerville and Irvington project areas; and

BE IT FURTHER RESOLVED that the Redevelopment Advisory Committee shall consist of a minimum of three (3) representatives from each of the three historic project areas (Niles, Centerville and Irvington) each of whom shall be appointed by the Executive Director for a four-year term; representatives shall include people who reside, own property or do business in one of the three project areas; and

BE IT FURTHER RESOLVED that the Executive Director is directed to report back to the Agency Board at the conclusion of the initial four-year term of the Redevelopment Advisory

Committee on the activities of the Committee.

ADOPTED April 4, 2001, by the Redevelopment Agency of the City of Fremont by the following vote, to wit:

AYES: Mayor Morrison, Vice Mayor Wasserman, Councilmembers Zlatnik, Pease and Cho

NOES: None

ABSENT: None

ABSTAIN: None

Gus Morrison, Chairman

ATTEST:

Deputy Agency Secretary

APPROVED AS TO FORM:

Agency Counsel

# RAC MEMBER LIST

Joseph Au
46920 Aloe Court
Fremont CA 94539
(510) 656-8700
joeau@juno.com

Lisa Lorenz
37260 Fremont Blvd
Fremont CA 94536
(510) 796-3376
(510) 681-1136 cell
llorenz@mission-mortgage.com

RE: CBCA, Centerville Depot lessee

Jackie Belser-Welch
3864 Scamman Court
Fremont CA 94538
(510) 490-5752
(408) 953-2756
Jackie.welch@xerox.com

RE: Irvington Resident

Louis Chicoine
40849 Fremont Boulevard
Fremont CA 94538
(510) 657-7409 x206
lchicoine@earthlink.net

RE: Affordable Housing Advocate (Abode)
Irvington Business
Niles Resident
IBA member

Wayne Corrie
37683 Niles Boulevard
Fremont CA 94536
(510) 793-8782
(510) 386-2016 cell

RE: Niles Business Owner
Niles Property Owners Association

Magdalena Garcia
37135 Bodily Ave
Fremont CA 94536
(510) 793-9606
chasreich@aol.com

Mark Hirsch
40931 Fremont Blvd
Fremont CA 94538
(510) 659-8884
(510) 659-1169
mhirsch@earthlink.net

RE: Irvington Business Owner, IBA member

Greg Roth
4360 Central Ave
Fremont CA 94536
(510) 793-3575 x 815
(510) 793-3594
Algreg39@aol.com

RE: Pastor of Centerville Presbyterian
CBCA Member

Gene Smith
36030 Wellington Place
Fremont CA 94536
(510) 797-0222

RE: Niles Commercial Property Owner

Laura Winter
37418 Parish Circle
Fremont CA 94536
(510) 713-8422
(408) 848-0300
lwinter@rja-gps.com

Wahid Andesha
37462 Fremont Blvd
Fremont CA 94536
(510) 209-1717
(510) 795-9200

Implementation Plan
Plan Amendment
Project Areas
Redevelopment Plans

# Plan Amendment

## Collecting Future Revenue

Fremont Redevelopment Agency is currently in the process of extending its ability to collect future revenue, which is projected to expire in 2011-2012. This effort, frequently referred to as the Redevelopment Cap Increase or the Redevelopment Plan Amendment, entails an 18- to 24-month process. If successful, it would extend the Agency's present cap on the collection of revenue from $400 million to $1.5 billion.

The new cap would provide significant financial resources for the completion of various projects of local and regional benefit, such as the Irvington BART Station. This new cap would also result in a substantial increase of affordable housing funds.

## Investments: Interchanges

Since the inception of its Industrial Project Area, Fremont Redevelopment Agency has made considerable investments in major infrastructure improvements and contributed over $74 million to the construction of four interchanges along Interstate 880 in the southern portion of the City. The work on these interchanges is nearing completion and the intent of the proposed Plan Amendment is to undertake a number of traditional redevelopment programs and activities, which would focus in revitalizing the historic districts, strengthening the City's economic base, and providing quality, affordable housing for Fremont's residents.

## Current Status

The Agency is approximately mid-way through the Plan Amendment process. The project team has prepared major legal, environmental, and financial documents which are available for public review:

- Draft Plan Amendment
- Plan Amendment Preliminary Report
- Draft Subsequent Environmental Impact Report (SEIR)

## Contact

If you would like to obtain additional information about the proposed Cap Amendment Project, please contact the Office of Housing and Redevelopment at (510) 494-4500 or by email.

# REDEVELOPMENT PLAN AMENDMENT OVERVIEW

Presented by:

**Irene Klebanivska**
Fremont Redevelopment Agency

## What is Redevelopment?

REDEVELOPMENT **is a Significant Economic Revitalization Tool; it Creates Jobs, Improves Infrastructure, Provides Affordable Housing and Builds Stronger Economies.**

## Redevelopment in California

- Redevelopment activities stimulate California's economy by leveraging private investment and generating jobs.
- On average, **every dollar** of redevelopment agency spending **generates nearly $14** in total economic activity in one year.
- Redevelopment is the second largest provider of affordable housing (behind the Federal government).

## Redevelopment in Fremont

- Activities guided by state law with a governing body comprised of city council members.
- Accountable to the public and in the best position to identify the community's needs.
- Open process – residents and business community are involved at every step through required public committees and hearings.

CITY OF Fremont

## Redevelopment in Fremont: Past & Current Projects

**Interchange Improvements along I-880 (over $58 M invested)**

## Redevelopment in Fremont: Past & Current Projects

**Washington Grade Separation (over $35 M invested)**

## Redevelopment in Fremont: Past & Current Projects

**Affordable Housing Production (over $52 M invested)**

Irvington Terrace | Rotary Bridgeway | Maple Square

## Redevelopment in Fremont: Past & Current Projects

**Key Revitalization Efforts in Historic Districts (over $43 M invested)**

Niles Town Plaza

Bay Street Streetscape

## Redevelopment in Fremont: How is it Financed?

- Tax increment is the primary source of revenue for funding redevelopment projects and programs.
- Tax increment revenue comes from the increases in the property values of those properties located within the Redevelopment Project Area.

## Redevelopment in Fremont: How is it Financed?

- 20% of the gross RDA revenue is deposited into the Low/Moderate Income housing fund for investments in affordable housing production.
- Approximately 30% of the gross RDA revenue is shared with other taxing entities in the form of the pass-through payments.

## Redevelopment in Fremont:
### Is there an effect on the City's General Fund?

- City and RDA cannot collect both their shares of property taxes and tax increment revenue from redevelopment districts.
- On average, approximately $0.15 of General Fund revenue foregone from the redevelopment districts is leveraged by $1 in RDA revenue.

## Redevelopment in Fremont:
### Next Generation of Projects Under the Plan Amendment

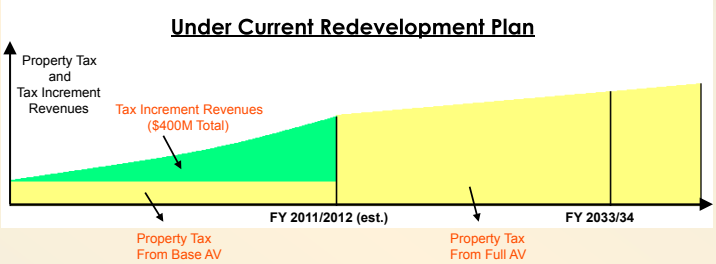
**Increasing the current cap from $400 M to $1.5 B would provide:**

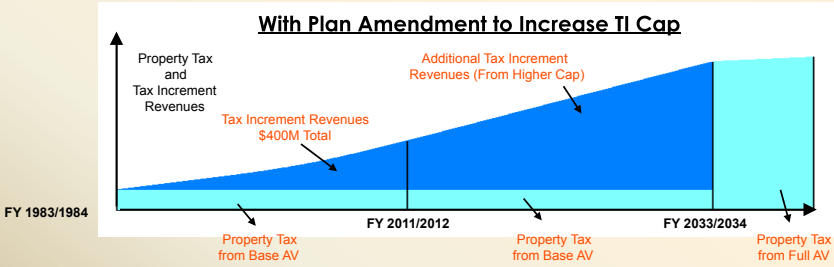
- approximately $120 M for regional transportation projects, including the Irvington BART station
- $156 M for affordable housing projects
- $84 M in economic development and redevelopment activities in historic districts.

# Redevelopment in Fremont:
## Next Generation of Projects Under the Plan Amendment

- $71 M for public infrastructure, facilities and landscaping improvements throughout redevelopment areas.
- $13 M for building rehabilitation/façade improvements/ historic preservation programs.
- $8 M for hazardous materials clean-up.

# Industrial Area
# Tax Increment Financing



# Appendix N:

# Documentation of Consultation with Taxing Entities

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 7, 2007

Doug Gephart
Fremont Unified School District
4210 Technology Drive
Fremont, CA 94538

Dear Mr. Gephart,

Thank you for taking the time out of your busy schedule to meet with City of Fremont staff on June 13th, 2007, to discuss the proposed Redevelopment Agency Plan Amendment project. As we discussed, this amendment would increase the current Industrial Redevelopment Area limit on the collection of the tax increment revenue. We are pleased to report that on July 24th, 2007, the Fremont City Council and the Redevelopment Agency Board formally authorized staff to begin work on this important and challenging project. A copy of the staff report with an in-depth discussion of the Plan Amendment, its key components, benefits and the proposed time line may be located on the City's website at: www.fremont.gov/CityHall/CouncilMeetings/2007.

Over the course of the next few months, City staff and consultants will be working on the Feasibility Analysis of the proposed Plan Amendment. Major components of this Feasibility Analysis will include developing detailed financial projections, determining the precise size of the new limit on the collection of the tax increment revenue, and developing an updated long-term expenditure plan for the Agency. Once the analysis is finalized, we would be pleased to share and discuss relevant findings with you and your staff later in the fall.

We are very enthusiastic about undertaking this major redevelopment effort and look forward to working with you on making it a successful and mutually beneficial project. Please don't hesitate to contact me, or Redevelopment Agency Business Manager Irene Klebanivska at 510/494-4510, with any questions, suggestions or recommendations you may have.

Sincerely,

Christine Daniel
Deputy City Manager
(510) 284-4008

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 7, 2007

Donna Linton
County Administrator's Office
County of Alameda
1221 Oak Street, Suite 555
Oakland, CA 94612

Dear Donna,

Thank you for taking the time out of your busy schedule to meet with City of Fremont staff over the course of the last few months to discuss the proposed Redevelopment Agency Plan Amendment project. As we discussed, this amendment would increase the current Industrial Redevelopment Area limit on the collection of the tax increment revenue. We are pleased to report that on July 24th, 2007, the Fremont City Council and the Redevelopment Agency Board formally authorized staff to begin work on this important and challenging project. A copy of the staff report with an in-depth discussion of the Plan Amendment, its key components, benefits and the proposed time line may be located on the City's website at: www.fremont.gov/CityHall/CouncilMeetings/2007.

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Sincerely,

Christine Daniel
Deputy City Manager
(510) 284-4008

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 7, 2007

Dr. Douglas Treadway
Ohlone Community College District
President's Office
43600 Mission Blvd
PO Box 3909
Fremont, CA 94539

Dear Dr. Treadway,

Thank you for taking the time out of your busy schedule to meet with City of Fremont staff on April 20th, 2007, to discuss the proposed Redevelopment Agency Plan Amendment project. As we discussed, this amendment would increase the current Industrial Redevelopment Area limit on the collection of the tax increment revenue. We are pleased to report that on July 24th, 2007, the Fremont City Council and the Redevelopment Agency Board formally authorized staff to begin work on this important and challenging project. A copy of the staff report with an in-depth discussion of the Plan Amendment, its key components, benefits and the proposed time line may be located on the City's website at: www.fremont.gov/CityHall/CouncilMeetings/2007.

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Sincerely,

Christine Daniel
Deputy City Manager
(510) 284-4008

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 7, 2007

Daniel Woldesenbet
County of Alameda
Public Works Agency
399 Elmhurst St
Hayward, CA 94544-1307

Dear Mr. Woldesenbet,

Thank you for taking the time out of your busy schedule to meet with City of Fremont staff on June 15th, 2007, to discuss the proposed Redevelopment Agency Plan Amendment project. As we discussed, this amendment would increase the current Industrial Redevelopment Area limit on the collection of the tax increment revenue. We are pleased to report that on July 24th, 2007, the Fremont City Council and the Redevelopment Agency Board formally authorized staff to begin work on this important and challenging project. A copy of the staff report with an in-depth discussion of the Plan Amendment, its key components, benefits and the proposed time line may be located on the City's website at: www.fremont.gov/CityHall/CouncilMeetings/2007.

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Sincerely,

Christine Daniel
Deputy City Manager
(510) 284-4008

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 7, 2007

Jean Hofacket
Alameda County Library Administration
2450 Stevenson Blvd
Fremont, CA 94538-2326

Dear Ms. Hofacket,

Thank you for taking the time out of your busy schedule to meet with City of Fremont staff on May 29th, 2007, to discuss the proposed Redevelopment Agency Plan Amendment project. As we discussed, this amendment would increase the current Industrial Redevelopment Area limit on the collection of the tax increment revenue. We are pleased to report that on July 24th, 2007, the Fremont City Council and the Redevelopment Agency Board formally authorized staff to begin work on this important and challenging project. A copy of the staff report with an in-depth discussion of the Plan Amendment, its key components, benefits and the proposed time line may be located on the City's website at: www.fremont.gov/CityHall/CouncilMeetings/2007.

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Sincerely,

Christine Daniel
Deputy City Manager
(510) 284-4008

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 7, 2007

Ro Aguilar
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605

Dear Ms. Aguilar,

Thank you for taking the time out of your busy schedule over the past few months to discuss the proposed Redevelopment Agency Plan Amendment project with City of Fremont staff. As we discussed, this amendment would increase the current Industrial Redevelopment Area limit on the collection of the tax increment revenue. We are pleased to report that on July 24th, 2007, the Fremont City Council and the Redevelopment Agency Board formally authorized staff to begin work on this important and challenging project. A copy of the staff report with an in-depth discussion of the Plan Amendment, its key components, benefits and the proposed time line may be located on the City's website at: www.fremont.gov/CityHall/CouncilMeetings/2007.

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Sincerely,

Christine Daniel
Deputy City Manager
(510) 284-4008

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 7, 2007

Dorothy Dugger
Bay Area Rapid Transit District
300 Lakeside Drive
PO Box 12688
Oakland, CA 94604-2688

Dear Ms. Dugger,

Thank you for taking the time out of your busy schedule to meet with City of Fremont staff on May 30th, 2007, to discuss the proposed Redevelopment Agency Plan Amendment project. As we discussed, this amendment would increase the current Industrial Redevelopment Area limit on the collection of the tax increment revenue. We are pleased to report that on July 24th, 2007, the Fremont City Council and the Redevelopment Agency Board formally authorized staff to begin work on this important and challenging project. A copy of the staff report with an in-depth discussion of the Plan Amendment, its key components, benefits and the proposed time line may be located on the City's website at: www.fremont.gov/CityHall/CouncilMeetings/2007.

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Sincerely,

Christine Daniel
Deputy City Manager
(510) 284-4008

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 7, 2007

Robert Shaver
Alameda County Water District
43885 South Grimmer Blvd
Fremont, CA 94538

Dear Mr. Shaver,

Thank you for taking the time out of your busy schedule to meet with City of Fremont staff on June 21st, 2007, to discuss the proposed Redevelopment Agency Plan Amendment project. As we discussed, this amendment would increase the current Industrial Redevelopment Area limit on the collection of the tax increment revenue. We are pleased to report that on July 24th, 2007, the Fremont City Council and the Redevelopment Agency Board formally authorized staff to begin work on this important and challenging project. A copy of the staff report with an in-depth discussion of the Plan Amendment, its key components, benefits and the proposed time line may be located on the City's website at: www.fremont.gov/CityHall/CouncilMeetings/2007.

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Sincerely,

Christine Daniel
Deputy City Manager
(510) 284-4008

CITY OF Fremont

*Office of Housing and Redevelopment*
39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006
510 494-4500 *ph* | 510 494-4515 *fax* | www.fremont.gov

January 11, 2008

**CERTIFIED MAIL**
**RETURN RECEIPT REQUESTED**

To: State Board of Equalization, County Auditor, County Assessor, County Tax Collector, County Administrator and Legislative/Governing Body of All Affected Taxing Agencies

Re: Fremont Merged Redevelopment Project Area Plan Amendment.

The Redevelopment Agency of the City of Fremont (the "Agency") is in the process of preparing Fremont Merged Redevelopment Project Area Plan Amendment (the "Plan Amendment"). The Agency looks forward to consulting with each affected taxing entity regarding the purpose and effects of the proposed Plan Amendment (the "Plan Amendment").

The Fremont Merged Redevelopment Project Area consists of the constituent Redevelopment Project Areas of Irvington, Niles, Centerville, and Industrial, which were merged by City Council Ordinance Nos. 2294, 2295, 2296, and 2297, adopted on July 7, 1998.

The proposed Plan Amendment would among other matters:

1. amend, restate, and consolidate the current constituent redevelopment plans for the previously merged Irvington, Niles, Centerville, and Industrial project areas into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (Including the Irvington, Niles, Centerville, and Industrial Areas)" (the "Merged Plan"), which would incorporate the applicable provisions from each of the current constituent redevelopment plans;

2. increase the limit on the amount of tax increment revenue from the Industrial Area portion of the Merged Project Area that may be claimed by the Agency from the current limit of $400 million to a revised limit that will be the subject of future action of the Agency Board and City Council and that will be set forth in future documentation transmitted to you;

3. increase the limit on the principal amount of bonded indebtedness secured by tax increment revenue that may be outstanding at any time from the current combined Merged Project Area limit of $200 million to a revised combined limit that will be the subject of future action of the Agency Board and City Council and that will be set forth in future documentation transmitted to you;

4. update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area; and

CITY OF Fremont

*Office of Housing and Redevelopment*
39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006
510 494-4500 *ph* | 510 494-4515 *fax* | www.fremont.gov

# STATEMENT OF PREPARATION OF THE FREMONT MERGED REDEVELOPMENT PROJECT AREA PLAN AMENDMENT (NO ADDITION OF TERRITORY TO PROJECT AREA)

Pursuant to Health and Safety Code Section 33327, you are hereby notified that the Redevelopment Agency of the City of Fremont (the "Agency") is in the process of preparing the Fremont Merged Redevelopment Project Area Plan Amendment (the "Plan Amendment").

The Fremont Merged Redevelopment Project Area consists of the constituent Redevelopment Project Areas of Irvington, Niles, Centerville, and Industrial, which were merged by City Council Ordinance Nos. 2294, 2295, 2296, and 2297, adopted on July 7, 1998.

The Plan Amendment would among other matters:

1. amend, restate, and consolidate the current constituent redevelopment plans for the previously merged Irvington, Niles, Centerville and Industrial project areas into the form of a single "Consolidated Redevelopment Plan for the Fremont Merged Redevelopment Project Area (Including the Irvington, Niles, Centerville, and Industrial Areas)" (the "Merged Plan"), which would incorporate the applicable provisions from each of the current constituent redevelopment plans;

2. increase the limit on the amount of tax increment revenue from the Industrial Area portion of the Merged Project Area that may be claimed by the Agency from the current limit of $400 million to a revised limit that will be the subject of future action of the Agency Board and City Council and that will be set forth in future documentation transmitted to you;

3. increase the limit on the principal amount of bonded indebtedness secured by tax increment revenue that may be outstanding at any time from the current combined Merged Project Area limit of $200 million to a revised combined limit that will be the subject of future action of the Agency Board and City Council and that will be set forth in future documentation transmitted to you;

4. update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area; and

5. update various text provisions to conform to the current requirements of the Community Redevelopment Law.

**The boundaries of the Fremont Merged Redevelopment Project Areas will not be changed as a result of the proposed Plan Amendment.** As called for in Health and Safety Code Section 33354.6, it is the intention of the Agency to complete the Plan Amendment for consideration of adoption pursuant to Article 4 (Health and Safety Code Section 33330 et seq.) of the California Community Redevelopment Law.

Date: January 11, 2008

**REDEVELOPMENT AGENCY OF THE CITY OF FREMONT**

By: _____
Irene Klebanivska, Business Manager

[ ] Initial Plan

[X] Amended Plan

Number of Areas: One merged project area consisting of previously separate Irvington, Niles, Centerville, and Industrial project areas.

Acreage of Irvington: 473 (No Change)

Acreage of Niles: 138 (No Change)

Acreage of Centerville: 302 (No Change)

Acreage of Industrial: 3,000 (No Change)

Total Acreage: 3,913 (No Change)

CITY OF Fremont

*Office of Housing and Redevelopment*
39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006
510 494-4500 *ph* | 510 494-4515 *fax* | housingandredevelopment@ci.fremont.ca.us

January 11, 2008

**CERTIFIED MAIL**
**RETURN RECEIPT REQUESTED**

To: Alameda County Auditor, County Assessor, County Tax Collector, County Administrator and Officials of All Affected Taxing Agencies

Re: Notice of Preparation of Draft Subsequent Redevelopment Program Environmental Impact Report for the Fremont Merged Redevelopment Project Area Plan Amendment

The City of Fremont will be the Lead Agency and will prepare a Subsequent Redevelopment Program Environmental Impact Report ("SEIR") for the above-referenced project. The City would like to obtain comments from your agency regarding the scope and content of the environmental information to be addressed in the SEIR.

The project description, location, and environmental effects to be studied are contained in the attached Notice of Preparation and Initial Study. The Notice of Preparation is being provided in compliance with Health and Safety Code Section 33333.3(a).

Due to time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please note that a scoping meeting to receive comments from the public agencies will be held on February 13, 2008, at 3:30 PM. A scoping meeting to receive comments from the general public will be conducted on February 13, 2008 at 5:30 PM. Both meetings will be held at the following location: Niles Conference Room, City of Fremont Development Services Center, 39550 Liberty St, Fremont, CA.

Please send your response to the undersigned at the address shown above. The name of the contact person from your agency should be included in your response.

Sincerely,

Irene Klebanivska
Business Manager

Enclosures

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 13, 2008

Alameda County Resource Conservation District
Attn: Karen Sweet, Executive Officer
3585 Greenville Road, Suite 2
Livermore CA 94550

Re: Fremont Redevelopment Plan Amendment

Dear Ms. Sweet:

As you know from past correspondence and our prior consultations, the City of Fremont and the Fremont Redevelopment Agency are preparing a proposed amendment to the City's redevelopment plans that would increase the amount of tax increment revenue the Agency may receive from the Industrial Area portion of the Fremont Merged Project Area.

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In the late 1990's, the Agency and the taxing entities which were party to the Industrial Area pass-through agreement made certain adjustments to the pass-through agreement's formula for sharing tax increment revenue in order to take into account the ERAF-caused changes in the way the County allocates property taxes, and to seek to bring the pass-through payments to all the taxing entities back up to the originally intended levels.

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To that end, please feel free to contact Irene Klebanivska, the Agency's Business Manager, at (510) 494-4510, or me at (510) 284-4020 to discuss any questions or comments you may have regarding the proposed agreement amendment. We appreciate you timely consideration of this matter.

Sincerely,

Daren Fields
Economic Development Director
Office of the City Manager / Office of Economic Development

CITY OF Fremont

*Office of the City Manager*
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4000 *ph* | 510 284-4001 *fax* | www.fremont.gov

August 13, 2008

Alameda County Mosquito Abatement District
Attn: John R. Rusmisel, District Manager
23187 Connecticut Street
Hayward, CA 94545

Re: Fremont Redevelopment Plan Amendment

Dear Mr. Rusmisel:

As you know from past correspondence and our prior consultations, the City of Fremont and the Fremont Redevelopment Agency are preparing a proposed amendment to the City's redevelopment plans that would increase the amount of tax increment revenue the Agency may receive from the Industrial Area portion of the Fremont Merged Project Area.

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Daren Fields
Economic Development Director
Office of the City Manager / Office of Economic Development

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August 13, 2008

Alameda-Contra Costa Transit District
Attn: Jim Gleich, Deputy General Manager
1600 Franklin Street
Oakland, CA 94612

Re: Fremont Redevelopment Plan Amendment

Dear Mr. Gleich:

As you know from past correspondence and our prior consultations, the City of Fremont and the Fremont Redevelopment Agency are preparing a proposed amendment to the City's redevelopment plans that would increase the amount of tax increment revenue the Agency may receive from the Industrial Area portion of the Fremont Merged Project Area.

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August 13, 2008

Bay Area Air Quality Management District
Attn: Linda J. Serdahl, Finance Manager
939 Ellis Street
San Francisco, CA 94109

Re: Fremont Redevelopment Plan Amendment

Dear Ms. Serdahl:

As you know from past correspondence and our prior consultations, the City of Fremont and the Fremont Redevelopment Agency are preparing a proposed amendment to the City's redevelopment plans that would increase the amount of tax increment revenue the Agency may receive from the Industrial Area portion of the Fremont Merged Project Area.

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August 13, 2008

Bay Area Rapid Transit District
Attn: Roberta L. Collier, Assistant Treasurer
300 Lakeside Drive, 22nd Floor
Oakland CA 94612

Re: Fremont Redevelopment Plan Amendment

Dear Ms. Collier:

As you know from past correspondence and our prior consultations, the City of Fremont and the Fremont Redevelopment Agency are preparing a proposed amendment to the City's redevelopment plans that would increase the amount of tax increment revenue the Agency may receive from the Industrial Area portion of the Fremont Merged Project Area.

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Daren Fields
Economic Development Director
Office of the City Manager / Office of Economic Development

CITY OF Fremont

*Office of Housing and Redevelopment*
39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006
510 494-4500 *ph* | 510 494-4515 *fax* | www.fremont.gov

August 17, 2009

**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

To: All Affected Taxing Entities, Alameda County Auditor-Controller, County Assessor, County Tax Collector, County Administrator, and State Board of Equalization

Re: Fremont Merged Redevelopment Project Area Plan Amendment

Ladies and Gentlemen:

As we have previously informed you, the Redevelopment Agency of the City of Fremont (the "Agency"), is in the process of preparing the Fremont Merged Redevelopment Project Area Plan Amendment (the "Plan Amendment").

Among other matters, the Plan Amendment will amend, restate, and consolidate the prior redevelopment plans for the Irvington, Niles, Centerville, and Industrial project areas that were merged in 1998 to comprise the Fremont Merged Project Area. Other primary purposes of the Plan Amendment are set forth and explained in the enclosed documents that are further described below.

In accordance with Health and Safety Code Section 33327, a Statement of Preparation of the Plan Amendment was mailed to the State Board of Equalization, the County auditor, assessor, tax collector, and all affected taxing agencies.

The Agency has now prepared the enclosed Preliminary Report describing the purpose, scope, and potential fiscal impacts of the proposed Plan Amendment, and related documents as described below.

Enclosed is a Data CD that contains copies of the Draft Plan Amendment, the Preliminary Report, the Draft Subsequent Environmental Impact Report for the Plan Amendment (the "Draft SEIR"), and the Notice of Availability of the Draft SEIR. These documents are transmitted to your office pursuant to Health & Safety Code Sections 33333.3 and 33344.5, in your capacity as an affected taxing entity. Please let me know if you would like to receive "hard" copies of any of the documents contained on the enclosed Data CDs and I will promptly comply with that request.

Please feel free to call me at (510) 494-4510 if you have any questions or would like to discuss any aspect of the Plan Amendment or the enclosed documents.

Very truly yours,

Irene Klebanivska
Redevelopment Business Manager

Enclosures

105\57\589853.1

5. update various text provisions to conform to the current requirements of the Community Redevelopment Law.

**Please be advised that the boundaries of the existing Fremont Merged Redevelopment Project Areas will not be changed as a result of the proposed Plan Amendment. Consequently, no action is required regarding the establishment or modification of tax rate areas for this project.**

As a courtesy, the Agency hereby transmits to you a Statement of Preparation of the Fremont Merged Redevelopment Project Area Plan Amendment (No Addition of Territory to Project Area).

Sincerely,

Irene Klebanivska, Business Manager

Enclosures:

cc: Phuong Y. Lam

# Appendix O:

# Planning Commission Report and Recommendations

***This page is a placeholder, and***

***"Planning Commission Report and Recommendation"***

***will be inserted as soon as the Planning Commission adopts it.***

***(Scheduled to be December 10, 2009)***