

Figure 6: Estimated Power and Water Usage and Gross Receipts - Westgate

	Power	Water	Total
Residential Accounts			
Number of accounts	820	820	
(KWH/month, BU/month)	500	12	
Summer Increase	\$ 72.04	\$ 20.11	\$ 92.15
Winter Increase	\$ 67.41	\$ 19.16	\$ 86.57
Annualized Increase	\$ 68.95	\$ 19.64	\$ 88.59
Number of months	12	12	
Sub-Total Revenue Increase	\$ 678,500.36	\$ 193,208.40	\$ 871,708.76
Nonresidential Account			
Number of Account	1	1	
(KW/month, BU/month)	100	300	
(KWH/month)	35,000		
Summer Increase	\$ 3,989.78	\$ 744.12	
Winter Increase	\$ 3,596.03	\$ 712.16	
Annualized Increase	\$ 3,727.28	\$ 728.14	
Number of months	12	12	
Sub-Total Revenue Increase	\$ 44,727.33	\$ 8,737.68	\$ 53,465.01
*Total Revenue Increase	\$ 723,227.69	\$ 201,946.08	\$ 925,173.77

*Calculation reflects new revenue increases - no prior revenues, new proposed rates, 7/1/06 and before taxes.

The utility users tax is 7.67% of gross water and power charges. To calculate estimated revenue for the City, this percentage is applied to the gross revenues presented in Figure 6. The utility users tax calculation is shown in Figure 7 by residential and non-residential development, resulting in a total utility users tax revenue from the Westgate development of \$70,961.

Figure 7: Water and Power Utility Users Tax

Residential UUT Revenue to City

Power	7.67%	\$	52,041
Water	7.67%	\$	14,819
Subtotal		\$	66,860

Nonresidential UUT Revenue to City

Power	7.67%	\$	3,431
Water	7.67%	\$	670
Subtotal		\$	4,101

Incremental UUT Revenue to City

Power	7.67%	\$	55,472
Water	7.67%	\$	15,489
Total incremental UUT		\$	70,961

Operating Transfers In

The City of Pasadena’s General Fund receives transfers from other special funds. These are primarily considered fixed, though five of these transfers are considered a function of growth. The first three listed are contributions from the City’s three enterprise funds: refuse, water and light and power. As enterprise funds, these contributions are made in lieu of franchise fees and property tax. These contributions are expected to increase as a result of new development. Customized calculations for the water and light and power contributions are presented in Figure 9. The transfer from the public benefit charge is not expected to be impacted as it is a time limited program to provide energy efficiency improvements.

Figure 8: Operating Transfers In

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Contrib From Refuse Fund	\$198,240	Jobs	85,644	\$2.31
Contribution From Water Fund	\$2,141,566	Custom	N/A	\$0
Contrib From Light & Power Fd	\$13,873,809	Custom	N/A	\$0
Transfers From Bldg Svcs Fund	\$78,094	Fixed	N/A	\$0
Trans From Underground Util Fd	\$41,681	Fixed	N/A	\$0
Trans From Charter Capital Fd	\$400,000	Fixed	N/A	\$0
Trans From Computing & Comm Fd	\$52,000	Fixed	N/A	\$0
Trans From Proposition C Fund	\$50,000	Fixed	N/A	\$0
Transfers from Water Fund	\$540,000	Fixed	N/A	\$0
Trans from Playhouse Parking	\$35,000	Fixed	N/A	\$0
Trans fr 1999 Pension Debt Svc	\$1,407,378	Fixed	N/A	\$0
Trans from Publ Benefit Charge	\$1,100,000	Fixed	N/A	\$0

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Figure 9 presents the calculations for the expected contributions from Water and Power. A dividend contribution of 6% for Water and 8.35% for Power is calculating by applying the respective percentage to the projected revenues (from Figure 6) for Water and Power (for residential/non-residential).

Figure 9: Contributions from Water and Power

Residential

	Dividend	Projected Revenue Increase	Dividend to GF
Water	6%	\$193,208	\$11,593
Power	8.35%	\$678,500	\$56,655
Total		\$871,709	\$68,247

Nonresidential

	Dividend	Projected Revenue Increase	Dividend to GF
Water	6%	\$8,738	\$524
Power	8.35%	\$44,727	\$3,735
Total		\$53,465	\$4,259

*Power Fund transfer will go down after 2007 to 7.5% of gross.

Investment Earnings

Investment income totals \$16.3 million in Fiscal Year 2006. It is considered fixed relative to new growth because it is dependent on factors not related to new growth, such as interest rates and/or the performance of the stock market.

Other Taxes

Other Taxes accounts for \$13.4 million of the General Fund, or 8% of the Fund. The first revenue item listed, the Street Light and Traffic Signal Tax, is applied against power fees, therefore it is considered a function of population and job growth. The Business License Tax is a function of job growth, and as the Westgate development includes a commercial component, this revenue source is expected to grow. In general, fines or penalties are considered fixed. The construction tax is 1.92% of construction value, and a customized calculation for the Westgate development is presented in Figure 11. Construction value is estimated based on a construction cost of \$150 per sq. ft., as provided by the developer. As the construction tax is a one-time tax, the revenues are annualized over a 20 year period. This time period roughly corresponds with the anticipated time period for the City's financing of capital projects.

Figure 10: Other Taxes

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
St Light & Traffic Signal Tax	\$5,765,312	Population and Jobs	231,782	\$24.87
Business License Tax	\$4,684,414	Jobs	85,644	\$54.70
Business License Tax-Penalties	\$261,298	Fixed	-	\$0.00
Construction Tax	\$2,700,000	Custom	-	\$0.00

Figure 11: Construction Tax

Residential

Residential Square Footage	836,413
Construction Cost Per Sq. Ft.*	\$150
Construction Value	\$125,461,950
Pasadena Construction Tax	1.92%
Residential Construction Tax	\$2,408,869

Nonresidential

Nonresidential Square Footage	22,154
Construction Cost Per Sq. Ft.*	\$150
Construction Value	\$3,323,100
Pasadena Construction Tax	1.92%
Nonresidential Construction Tax	\$63,804

Total Estimated Construction Tax **\$2,472,673**

Annualized (over 20 years) **\$123,634**

Source: Sares-REGIS Group

Revenues from Charges for Current Services – Quasi-External

Revenues from Charges for Current Services – Quasi-External are budgeted at \$11.2 million in FY06 and are assumed to partially offset the costs incurred by the General Fund to provide services to non-General funds. These revenues are applied against the expenditures of the Department which provides the services.

Transient Occupancy Tax

As the Westgate development does not include a hotel, these revenues are considered fixed. For this as well as other revenue categories, a conservative approach is used by considering only direct revenues generated by the development. A more aggressive approach would make assumptions regarding revenue generated in local hotels/motels due to this new development. For example, residents in the new apartments and condos may be expected to have visitors that stay in Pasadena hotels/motels. An assumption would need to be made regarding the number of room nights per housing unit per year. In lieu of attempting to

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make these assumptions, only direct revenues are considered, so no increase in transient occupancy tax is projected as a result of this development.

Revenues from Charges for Current Services

Charges for Current Services include fees charged by various departments in order to recoup the costs related to providing certain services. Some examples include park participant fees, police processing fees and planning fees, among others. Revenues from Charges for Current Services total \$6.3 million in FY06 and are assumed to partially offset the costs incurred by the City to provide reciprocal services. These revenues are applied against the expenditures of the Department which provides the services. This presumes that in the future the City will continue to charge these fees in order to offset its service delivery costs.

Fines and Forfeitures

Fines are considered fixed relative to new growth.

Franchise Fees

It is presumed that housing units in the proposed development will have water and power service provided by Pasadena Water and Power, and as these franchise fees (or dividend payments) have already been calculated in Figure 9, they are shown as fixed here. Franchise fees for other services are considered to grow as a result of new growth, and are a function of residential and non-residential growth.

Figure 12: Franchise Fees

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Franchise Foothill Water	\$2,093	Fixed	N/A	\$0.00
Franchise Charter Communication	\$478,604	Population and Jobs	231,782	\$2.06
Franchise Southern Cal Edison	\$11,099	Fixed	N/A	\$0.00
Franchise Southern Calif Gas	\$942,041	Fixed	N/A	\$0.00
Franchise Solid Waste Non-Excl	\$420,000	Population and Jobs	231,782	\$1.81
Franchise Vehicle Impound/Strg	\$93,700	Population and Jobs	231,782	\$0.40
Franchise-Champion Broadband	\$38,046	Population and Jobs	231,782	\$0.16

State Non Grant Direct

Motor vehicles in California are taxed from .3% to 2% based on the sale value and age of the vehicle. The state collects these dollars during the vehicle registration process and distributes the funds to local governments. Funds are allocated to Pasadena on the basis of population, thus motor vehicle fees are expected to increase as population increases. All other state dollars are considered fixed relative to new development. The right hand column presents the revenue factors by demand unit (population).

Figure 13: State Non Grant Direct

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Motor Vehicle In Lieu Tax	\$1,094,657	Population	146,138	\$7.49
Motor Veh Lic Fees Roundabout	\$186,000	Population	146,138	\$1.27
Off Hwy Vehicle In Lieu Fee	\$5,075	Fixed	-	\$0.00
911 Telephone Svc Reimbursement	\$3,961	Fixed	-	\$0.00
Freeway Rntl In Lieu Prop Tax	\$165,000	Fixed	-	\$0.00
Reimb Homeowner's Exemption	\$290,000	Fixed	-	\$0.00

Rental Income

Rental income is considered fixed as the development does not include facilities that will be owned by the City.

Non Building Licenses and Permits

Revenues from Non-Building Licenses and Permits total \$1.2 million. These fees are in place in order to at least partially offset costs incurred to provide specific services. To reflect this, revenue from Licenses and Permits are reflected in the expenditure analysis presented later in this report. These revenues are shown to offset the costs incurred by the City to issue the licenses and permits. These revenues are applied to the expenditures for the relevant departmental budgets.

Figure 14: Non Building Licenses and Permits

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Animal Licenses	\$81,200	Netted A/G Expenses	-	\$0.00
Alcohol Use Permit	\$1,510	Netted A/G Expenses	-	\$0.00
Overnight Parking Permit	\$211,722	Netted A/G Expenses	-	\$0.00
Valet Parking Permit	\$28,453	Netted A/G Expenses	-	\$0.00
Temporary Street Closure Permit	\$3,000	Netted A/G Expenses	-	\$0.00
Utility Excavation Permit	\$175,000	Netted A/G Expenses	-	\$0.00
St Cut In Moratorium St Permit	\$2,700	Netted A/G Expenses	-	\$0.00
St Improve & Occupancy Permit	\$65,000	Netted A/G Expenses	-	\$0.00
Equip & Building Moving Permits	\$13,598	Netted A/G Expenses	-	\$0.00
Garage/Yard Sale Permits	\$12,225	Netted A/G Expenses	-	\$0.00
Public Improvement Permit	\$50,000	Netted A/G Expenses	-	\$0.00
Bicycle Registration	\$129	Netted A/G Expenses	-	\$0.00
Burglar Alarm System	\$167,475	Netted A/G Expenses	-	\$0.00
Underground Tank Permits & Fee	\$22,000	Netted A/G Expenses	-	\$0.00
Plan & Prmt-Multiple Dwelling	\$325,000	Netted A/G Expenses	-	\$0.00
Home Occupation Permits	\$45,289	Netted A/G Expenses	-	\$0.00
Newsrack Permit	\$5,000	Netted A/G Expenses	-	\$0.00

Miscellaneous Revenue

Miscellaneous revenues are considered fixed relative to new growth.

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Building Licenses and Permits

Revenues from Building Licenses and Permits totals \$800,614 in FY06. Revenue are assumed to partially offset the costs incurred by the City to issue the licenses and permits. These revenues are applied to the City's Planning and Development and Public Works budgets.

Figure 15: Building Licenses and Permits

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Current Planning Plan Review	\$278,496	Netted A/G Expenses	-	\$0.00
Design/Hist Planning Plan Review	\$65,938	Netted A/G Expenses	-	\$0.00
Code Compliance-Plan Check	\$106,180	Netted A/G Expenses	-	\$0.00
Public Works Plan Check	\$350,000	Netted A/G Expenses	-	\$0.00

Intergovernmental-Local

Intergovernmental-local revenues total \$301,118 in Fiscal Year 2006 and are considered fixed relative to new growth.

Federal Grants Indirect - State

Federal Grants Indirect total \$102,000 in Fiscal Year 2006 and are considered fixed relative to new growth.

Transfers Out

Transfers are made from the City's General Fund to support various dedicated city funds. Of these, the transfers to the Public Health Fund and the Library Service Fund are expected to increase as a result of new growth. The transfer to public health is used by the department to fund animal control services provided by the Pasadena Humane Society.

Figure 16: Transfers Out

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Transfer GF to Prop C	-\$335,103	Fixed	-	\$0.00
Transfer GF to Library Service Fund	-\$8,584,620	Population	146,138	-\$58.74
Transfer GF to Building Maint. Fund	-\$50,403	Fixed	-	\$0.00
Transfer GF to Downtown Cap. Projects Fund	-\$800,000	Fixed	-	\$0.00
Transfer GF to Public Health Fund	-\$1,021,761	Population	146,138	-\$6.99
Transfer GF to Project. Mgmt. Fund	-\$1,480,580	Fixed	-	\$0.00

Other Revenues

The City assesses a real property transfer tax when a property is sold, conveyed or transferred to a new owner. The tax is assessed at the rate of \$.275 for each five hundred dollars (\$500) of value. The calculation of estimated revenue is shown in Figure 17, showing that the tax rate is applied against the estimated residential assessed value as shown in

SPECIAL REVENUE FUNDS

The City of Pasadena has a number of special revenue funds. Selected funds that are expected to be impacted by new development are presented here. Those funds are: building services fund, transportation sales tax fund, prop C local transit fund, gas tax fund and the library services fund.

Building Services Fund

Revenue from Building Services Fund is assumed to partially offset the costs incurred by the City to issue the licenses and permits. These revenues are applied against the City’s Planning and Development budget. Investment earnings and transfers are considered fixed.

Figure 18: Building Services Fund

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Plan Check Fees	\$2,192,888	Netted A/G Expenses	-	\$0
Fire Plan Review	\$355,004	Netted A/G Expenses	-	\$0
Grading Plan Check & Inspection	\$21,360	Netted A/G Expenses	-	\$0
Building Permits	\$1,581,951	Netted A/G Expenses	-	\$0
Address Changes/ Assignment Fee	\$5,646	Netted A/G Expenses	-	\$0
Records Management Surcharge	\$148,313	Netted A/G Expenses	-	\$0
Electrical Permits	\$198,960	Netted A/G Expenses	-	\$0
Plumbing Permits	\$167,882	Netted A/G Expenses	-	\$0
Mechanical Permits	\$107,580	Netted A/G Expenses	-	\$0
Grading Plan Ck/ Inspect Hills	\$23,285	Netted A/G Expenses	-	\$0
Predevelopment Plan Review	\$9,206	Netted A/G Expenses	-	\$0
Investment Earnings	\$75,000	Fixed	-	\$0
Transfer from Building Services Fund to General Fund	-\$78,094	Fixed	-	\$0

Transportation Sales Tax Fund

Transportation revenue generated through the sales tax (Proposition A) is expected to be impacted, and is shown in Figure 5 under sales tax. All other Transportation Sales Tax Fund revenues (shown in Figure 19) are considered fixed.

Figure 19: Transportation Sales Tax Fund

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Sales Tax - Proposition A	\$2,148,798	Custom	-	\$0
Co-Incentive Fund-Dial-A-Ride	\$271,600	Fixed	-	\$0
Investment Earnings	\$230,805	Fixed	-	\$0
Senior/Disabled Bus Passes	\$86,400	Fixed	-	\$0
Other Program Income	\$209,000	Fixed	-	\$0
Transfer from Transportation Sales Tax Fund to Prop C	-\$255,000	Fixed	-	\$0

Westgate Development Fiscal Impact Analysis

Proposition C Local Transit Fund

Transportation revenue generated through the sales tax (Proposition C) and expected to be impacted by new development is shown in Figure 5 under sales tax. Farebox revenue is assumed to partially offset the costs incurred by the City to operate the buses, and is reflected under transit expenditures. All other Proposition C Local Transit Fund revenues are considered fixed.

Figure 20: Proposition C Local Transit Fund

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Sales Tax - Proposition C	\$1,788,232	Custom	-	\$0
LA Co-Metro Transit Authority	\$281,000	Fixed	-	\$0
Co-Incentive Fund-Dial-A-Ride	\$285,000	Fixed	-	\$0
City of South Pasadena	\$80,274	Fixed	-	\$0
Transfers From General Fund	\$335,103	Fixed	-	\$0
Transfer From Transport Sales Tax	\$255,000	Fixed	-	\$0
Transfer From Air Qlty Improvement	\$6,674	Fixed	-	\$0
Investment Earnings	\$79,695	Fixed	-	\$0
Transit Shelter Program	\$349,200	Fixed	-	\$0
Other Program Income	\$200,000	Fixed	-	\$0
Other Contributions - Private	\$100,000	Fixed	-	\$0
ARTS Farebox Revenue	\$575,000	Netted A/G Exp.	-	\$0
Transfer from Prop C to General Fund	-\$50,000	Fixed	-	\$0

Gas Tax Fund

Gas tax revenues are expected to increase as a result of additional population and jobs. Investment earnings are considered fixed.

Figure 21: Gas Tax Fund

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
2105 Gas Tax Revenue Prop 111	\$872,567	Population and Jobs	231,782	\$4
2106 Gas Tax Revenue	\$518,313	Population and Jobs	231,782	\$2
2107 Gas Tax Revenue	\$1,169,793	Population and Jobs	231,782	\$5
2107.5 Gas Tax Revenue	\$10,000	Population and Jobs	231,782	\$0
Investment Earnings	\$61,779	Fixed	-	\$0

Library Services Fund

Library fees and charges for services are assumed to partially offset the costs incurred by the City to provide library services. These revenues are applied against the City's Library budget. The transfer from the General Fund to the Library Services Fund is expected to increase as population grows. Revenue from the Library Special Tax is expected to increase as a result of new development. A customized calculation of the tax is presented in Figure 23. All other Library Services Fund revenues are considered fixed relative to new development.

Figure 22: Library Services Fund

Revenue Source	FY2006 Budget	Methodology	Divisor	Rev. Factor
Library Services & Constr Act	\$20,000	Fixed	-	\$0
State Public Library Fund	\$62,400	Fixed	-	\$0
Calif Library Services Act	\$165,191	Fixed	-	\$0
Library Patron Fees	\$200	Netted A/G Expenses	-	\$0
Information Svcs Fees/Charges	\$43,000	Netted A/G Expenses	-	\$0
Library Charges For Services	\$3,000	Netted A/G Expenses	-	\$0
Svcs To Computing & Comm Fund	\$87,000	Fixed	-	\$0
Transfers From General Fund	\$8,584,620	Population	146,138	\$59
Trans From Library Spcl Tax Fd	\$1,703,025	Fixed	-	\$0
Library Fines-Overdue Items	\$125,000	Fixed	-	\$0
Library Fine-Lost Library Card	\$7,000	Fixed	-	\$0
Library Fine-Lost Library Item	\$6,000	Fixed	-	\$0
Library Facilities Rental	\$1,000	Fixed	-	\$0
Other Contributions - Private	\$20,000	Fixed	-	\$0
Library Services & Constr Act	\$20,000	Fixed	-	\$0
State Public Library Fund	\$62,400	Fixed	-	\$0

The estimated Library Special Tax revenue from the Westgate project is presented below. These fees are calculated based on FY 2006 rates. The residential tax rate is applied by unit, and varies for condos and apartments. The non-residential tax is applied on a per-parcel basis. The total estimated Library Special Tax is \$9,368.

Figure 23: Library Special Tax

Residential

Residential Units (Condos)	340
Library Tax (Per Condo)	\$26.31
Subtotal	\$8,945

Residential Units (Apartments)	480
Library Tax (Per Apartment)	\$17.10
Subtotal	\$8,208

Nonresidential

Nonresidential Parcels	6
Library Tax (Per Parcel)	\$193.40
Subtotal	\$1,160

Total Estimated Library Special Tax \$18,314

CAPITAL REVENUE

Residential Impact Fees

The City of Pasadena has in-place an impact fee in order to mitigate the impact of new residential development on City parks and park facilities. As residential impact fees are expected to offset any park-related capital costs resulting from the development, these revenues (totaling \$8.5 million) are not considered in the analysis.

Commercial Impact Fee

The City of Pasadena has in-place a commercial impact fee in order to mitigate the impact of new commercial development on the City's transportation system. As commercial impact fees (in combination with the developer's transportation contribution, see below) are expected to offset any transportation capital costs resulting from the development, these revenues are not considered in the analysis.

Transportation Contribution

The Westgate developer has agreed, as a condition of development approval, to make a contribution to the City of \$2.2 million to pay for transportation-related infrastructure improvements brought about by new residential and commercial development. As this contribution is expected to offset any transportation-related capital costs resulting from the development, these revenues are not considered in the analysis.

REVENUE SUMMARY – PASADENA

The tables in this section presented Pasadena's various general fund and special revenue fund sources along with associated projection methodologies in relation to the Westgate development. To calculate per unit revenues for the City from residential development, each revenue factor is multiplied by the person per housing unit (PPHU) for multi-family shown in Figure 36. Customized calculations, including the property tax, sales tax, construction tax, utility users tax, water and power contributions, and real property transfer tax, are added to this figure to reach the total revenue per multi-family unit. This results in estimated annual City revenues averaging \$1,432 per multi family housing unit. This equates to a total of \$1.1 million in gross revenue from the residential component of the project.

For the non-residential component, each revenue factor is multiplied by jobs per 1,000 sq. ft. (as shown in Figure 37) and then added to the customized calculations mentioned above. For commercial/retail, this results in an average of \$3,639 in revenue per 1,000 sq. ft. of non-residential space. This equates to a total of \$80,613 in gross revenue from the non-residential component of the project.

GENERAL FUND EXPENDITURES – PASADENA

General Fund expenditures for FY2006 are summarized in the table below.

Figure 24: FY 2006 General Fund Expenditures – Pasadena

Expenditure Category	FY2006 Budget	Percent
Police	-\$49,220,631	27%
Fire	-\$32,312,928	18%
Non Departmental	-\$31,181,815	17%
Public Works	-\$19,872,044	11%
Planning & Permitting	-\$14,191,772	8%
Finance	-\$8,935,553	5%
Human Services & Recreation	-\$8,635,512	5%
City Attorney	-\$5,579,344	3%
Transportation Department	-\$4,084,830	2%
Human Resources	-\$2,780,858	2%
City Manager	-\$2,397,595	1%
City Council	-\$1,670,299	1%
City Clerk	-\$1,497,851	1%
Total	-\$182,361,032	100%

As with revenues, TischlerBise evaluated the impact of new growth on the City’s expenditures based on interviews with City staff, calculating cost factors using the current demographic and City characteristics listed in Figure 1.

Police Expenditures

Police represents the largest general fund expense, making up 27% of general fund expenditures. TischlerBise used the proportionate share analysis in Figure 40 to determine the relative demand for police services from residential and non-residential development. The share factors are 80% for residential and 20% for non-residential. Revenues generated by the Charges for Current Services have been applied against the department’s budget to offset the costs incurred to perform these reciprocal services. The budget less the dedicated revenues is multiplied by residential growth’s proportionate share (80%), then divided by the current estimates for population. The same methodology is repeated for nonresidential growth by applying the proportionate share factor of 20%. This amount is then divided by the current estimate of nonresidential vehicle trips. For example, Figure 25 shows that police personnel costs less dedicated revenues total \$43 million. Of this, 80%, or \$34 million, is allocated to residential demand. This figure is then divided by the City’s population, 146,138 to determine the residential expenditure factor of \$238 per person. This calculation is repeated for the non-residential demand, using the 20% proportionate share factor. The other expenditure factors – services and supplies, equipment, internal service and other are all calculated in the same fashion.

Nonresidential vehicle trips are used to forecast the impact of nonresidential growth on police services because it is a better measure of the presence of people at nonresidential land uses including employees, shoppers and visitors. Equipment is considered fixed in this table.