

Table 2
City of Alameda
West Midway Project
Annual Special Taxes and Assessments (2024/25)

Land Use Information [1]											
	Duets	3 Story TH	4 Story TH - Affordable	4 Story TH <2,000sf	4 Story TH >2,000sf	3 Story Interlocking	Workforce - Affordable	Workforce - Market Rate <1,200sf	Workforce - Market Rate >1,200sf	Total/Average	
Number of Units	60	110	2	55	57	90	42	31	31	478	
Unit Square Footage	2,363	2,252	1,566	1,564	2,299	1,944	1,262	1,178	1,526	1,928	
Estimated Sales Price	\$1,428,817	\$1,258,338	\$455,000	\$935,175	\$1,159,200	\$1,085,992	\$414,568	\$702,355	\$824,613	\$ 1,056,595	
Ad-Valorem Property Taxes [2]											
	Rate										
General Property Tax	1.0000%	\$ 14,218	\$ 12,513	\$ 4,480	\$ 9,282	\$ 11,522	\$ 10,790	\$ 4,076	\$ 6,954	\$ 8,176	\$ 10,496
County GO Bond	0.0089%	\$ 127	\$ 111	\$ 40	\$ 83	\$ 103	\$ 96	\$ 36	\$ 62	\$ 73	\$ 93
City of Alameda	0.0205%	\$ 291	\$ 257	\$ 92	\$ 190	\$ 236	\$ 221	\$ 84	\$ 143	\$ 168	\$ 215
Alameda Unified School District	0.1236%	\$ 1,757	\$ 1,547	\$ 554	\$ 1,147	\$ 1,424	\$ 1,334	\$ 504	\$ 859	\$ 1,011	\$ 1,297
Peralta Community College	0.0394%	\$ 560	\$ 493	\$ 177	\$ 366	\$ 454	\$ 425	\$ 161	\$ 274	\$ 322	\$ 414
Bay Area Rapid Transit	0.0148%	\$ 210	\$ 185	\$ 66	\$ 137	\$ 171	\$ 160	\$ 60	\$ 103	\$ 121	\$ 155
East Bay Regional Park	0.0013%	\$ 18	\$ 16	\$ 6	\$ 12	\$ 15	\$ 14	\$ 5	\$ 9	\$ 11	\$ 14
Total Ad-Valorem Property Taxes	1.2085%	\$ 17,183	\$ 15,122	\$ 5,414	\$ 11,217	\$ 13,924	\$ 13,040	\$ 4,925	\$ 8,403	\$ 9,881	\$ 12,684
Special Taxes and Assessments											
City Sewer Service	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375
Mosquito Measure K 1982	2	2	2	2	2	2	2	2	2	2	2
CSA Paramedic	40	40	40	40	40	40	40	40	40	40	40
Vec Cntrl MSR A 84	6	6	6	6	6	6	6	6	6	6	6
Healthcare Dist	298	298	298	298	298	298	298	298	298	298	298
School Measure B1 (A Parcel Tax Extension) (\$0.32/SF) [3]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
AUSD Measure A (\$0.265/SF) [4]	626	597	415	414	609	515	334	312	404	511	511
School Measure B [8]	643	566	205	421	522	489	187	316	371	475	475
CSA Lead Abatement [5]	10	10	10	10	10	10	10	10	10	10	10
Peralta 2018 Measure E	48	48	48	48	48	48	48	48	48	48	48
SFBRA Measure AA	12	12	12	12	12	12	12	12	12	12	12
HAZ Waste Program	8	8	8	8	8	8	8	8	8	8	8
Vector Control Asmt	6	6	6	6	6	6	6	6	6	6	6
Mosquito Assessment 2008	3	3	3	3	3	3	3	3	3	3	3
East Bay Regional Park (EBRP) Park Safety/Measure CC	12	12	12	12	12	12	12	12	12	12	12
Water Quality and Flood Protection Fee	87	87	87	87	87	87	87	87	87	87	87
AC Transit Measure VV	96	96	96	96	96	96	96	96	96	96	96
Alameda Point Public Services District (CFD 17-1) [6]	2,162	2,162	-	2,162	2,162	2,162	-	1,374	1,374	1,861	1,861
East Bay Municipal Utility District (EBMUD) Wet weather [7]	230	230	230	230	230	230	230	230	230	230	230
East Bay Trail LLD	5	5	5	5	5	5	5	5	5	5	5
Urban Runoff	56	56	56	56	56	56	56	56	56	56	56
Placeholder Infrastructure CFD	3,800	2,900	-	1,300	2,400	2,050	-	975	1,550	2,130	2,130
Total Special Taxes and Assessments	\$ 8,525	\$ 7,519	\$ 1,913	\$ 5,591	\$ 6,987	\$ 6,510	\$ 1,815	\$ 4,271	\$ 4,992	\$ 6,271	\$ 6,271
Total Tax Burden	\$ 25,708	\$ 22,641	\$ 7,327	\$ 16,808	\$ 20,911	\$ 19,549	\$ 6,740	\$ 12,674	\$ 14,873	\$ 18,955	\$ 18,955
Tax Burden as % of Assessed Value	1.80%	1.80%	1.61%	1.80%	1.80%	1.80%	1.63%	1.80%	1.80%	1.79%	1.79%

Footnotes:

[1] Average unit square footage and estimated sales pricing based on information provided by the Developer.

[2] Tax rates are based on information provided by Alameda County's Auditor-Controller for Tax Rate Area 21-005 for FY 2024/25.

[3] School measure B1 will not increase over time and is scheduled to sunset in 2025. As requested by the client, it has been excluded from this analysis.

[4] AUSD Measure A was repealed by the Alameda Supreme Court in April of 2022 (originally scheduled to sunset in 2027). The previously assessed amount is being included in this calculation for the following reasons: Historically, there has always been a AUSD Measure, the school district intends to appeal the courts decision, over the course of development but prior to project completion, there is likely to be a similar assessment introduced resulting in a comparable rate. For these reasons, the current AUSD Measure A remains as a conservative placeholder.

[5] CSA Lead abatement is a flat rate of \$10 per unit per April Williamson at Alameda County Lead Abatement Department.

[6] Alameda Point CFD 17-1 was adopted March 7th, 2017 with no sunset date. \$1,920 represents the estimated total special tax per dwelling for Zone 2, according to a Keyser Marston Associates, Inc. report dated 6/8/2022. The assessment is indexed for the greater of: inflation or 2% annually. The project location is currently listed as a future annexation area and would need to be successfully annexed into CFD 17-1 prior to building permit issuance. Per CFD-171 RMA, each tax zone has a maximum special tax amount for each description of property type, ranging from \$0 to \$2,858 specifically for zone 2 properties.

[7] EBMUD is based on lot square footage. All lots in development are considered "small lots" (<5,000 SqFt).

[8] Measure B was passed by voters on 6/7/2022 and levies an assessment of \$45 per \$100,000 in assessed value.