



# *Broadmoor Police Protection District* Revenue Modeling Scenarios



Presented by NBS | June 20, 2024



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# Purpose

The Broadmoor Police Protection District requested that NBS model special tax rates related to the feasibility of creating a **new parcel tax to fund forecasted shortfalls** in the District's ongoing operational budget.

This evaluation includes modeling of **three options for a new *uniform* parcel tax**, and **three options for a *non-uniform* parcel tax**.



# Revenue Targets

The revenue target for the first year would be \$700,000 and would increase by 5% annually in line with assumed increases in the parcel tax rates:

Item	2025-26 Forecast	2026-27 Forecast	2027-28 Forecast	2028-29 Forecast	2029-30 Forecast
Beginning Fund Balance	\$1,034,643	\$1,151,776	\$1,252,519	\$1,337,627	\$1,406,874
Revenue	\$3,654,718	\$3,787,366	\$3,925,011	\$4,067,846	\$4,216,070
Expenditures	<u>3,537,584</u>	<u>3,686,622</u>	<u>3,839,904</u>	<u>3,998,599</u>	<u>4,123,589</u>
Annual Surplus/(Deficit)	\$117,134	\$100,743	\$85,108	\$69,247	\$92,481
Ending Fund Balance	\$1,151,776	\$1,252,519	\$1,337,627	\$1,406,874	\$1,499,355
25% Operating Reserve	884,396	921,656	959,976	999,650	1,030,897
Excess ERAF Reserve	953,059	991,182	1,030,829	1,072,062	1,114,945
Remaining Fund Balance	(\$685,679)	(\$660,318)	(\$653,178)	(\$664,838)	(\$646,487)
<b>Annual Revenue Target</b>	<b>\$700,000</b>	<b>\$735,000</b>	<b>\$771,750</b>	<b>\$810,338</b>	<b>\$850,854</b>

FY 2025-26 through FY 2029-30



# Parcel Data

The District comprises 1,532 Assessor’s parcels, of which 1,505 were determined to be “Taxable” and 30 were determined to be “Exempt.”

Property Type	Parcel	Lot SF	Building SF	Units
Undeveloped	23	327,722	-	-
Single Family Residential	1,385	8,436,414	1,831,007	1,385
Multi-Family Residential	39	419,180	410,262	400
Residential Care	18	119,949	31,890	87
Non-Residential	37	585,311	228,855	-
<b>Grand Total</b>	<b>1,502</b>	<b>9,888,321</b>	<b>2,502,014</b>	<b>1,872</b>

**Property Type** was assigned based on County Use Code.

NBS utilized GIS to calculate **Lot Square Footage**.

**Building Square Footage** is based on the available Assessor’s data.

*Exempt properties include public property and utilities.*



# Special Tax Rates – *Uniform Parcel Taxes*

The following table shows the parcel tax rates for the **three uniform parcel taxes**: per parcel, per lot square foot, and per building square foot.

Uniform Parcel Taxes		
Per	Rate	Parcel Tax Revenue
Parcel	\$466.05	\$700,000
Lot SF	0.0708	700,000
Building SF	0.2798	700,000



# Special Tax Rates – *Non-Uniform* Parcel Taxes

Parcel taxes may be calculated using various Property Types. The Factors shown are subject to change, if desired.

- 1** Varying rates per residential Unit
- 2** Varying rates per residential Building SF
- 3** Varying rates per residential Lot SF

# Non-Uniform Parcel Taxes – Method 1

METHOD 1 uses varying rates *per residential Unit*, a rate per Building SF for Non-Residential Property, and a rate per Lot SF for Undeveloped Property. The rates for Non-Residential Property and Undeveloped Property have been set to raise 10% and 1% of the revenue target, respectively.

Property Type	EDU Factor	EDU	Rate Per EDU	Rate	Per	Parcel Tax Revenue
Single Family Residential	1.00	1,385.00	\$343.33	\$343.33	Unit	\$475,507
Multi-Family Residential	0.90	360.00	343.33	308.99	Unit	123,597
Residential Care	0.80	69.60	343.33	274.66	Unit	23,896
Non-Residential	n/a	n/a	n/a	0.3059	BSF	70,000
Undeveloped	n/a	n/a	n/a	0.0214	LSF	7,000
<b>Total</b>						<b>\$700,000</b>



# Non-Uniform Parcel Taxes – Method 2

METHOD 2 uses varying rates *per residential Building SF*, a rate per Building SF for Non-Residential Property, and a rate per Lot SF for Undeveloped Property. The rates for Non-Residential Property and Undeveloped Property have been set to raise 10% and 1% of the revenue target, respectively.

Property Type	EBSF Factor	EBSF	Rate Per EBSF	Rate	Per	Parcel Tax Revenue
Single Family Residential	1.00	1,831,007.00	\$0.2799	\$0.2799	BSF	\$512,508
Multi-Family Residential	0.90	369,235.80	0.2799	0.2519	BSF	103,351
Residential Care	0.80	25,512.00	0.2799	0.2239	BSF	7,141
Non-Residential	n/a	n/a	n/a	0.3059	BSF	70,000
Undeveloped	n/a	n/a	n/a	0.0214	LSF	7,000
					<b>Total</b>	<b>\$700,000</b>

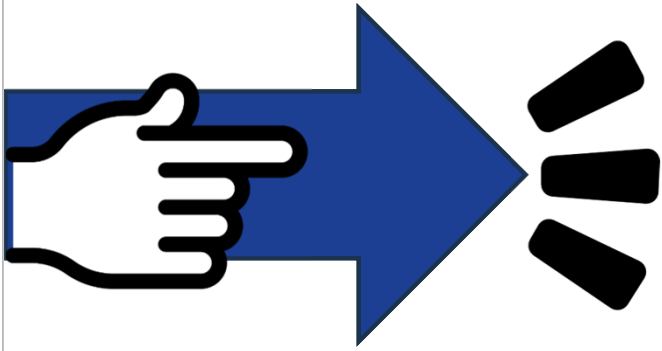


# Non-Uniform Parcel Taxes – Method 3

METHOD 3 uses varying rates *per residential Lot SF*, a rate per Lot SF for Non-Residential Property, and a rate per Lot SF for Undeveloped Property. The rates for Non-Residential Property and Undeveloped Property have been set to raise 10% and 1% of the revenue target, respectively.

Property Type	ELSF Factor	ELSF	Rate Per ELSF	Rate	Per	Parcel Tax Revenue
Single Family Residential	1.00	8,436,413.73	\$0.0699	\$0.0699	LSF	\$589,910
Multi-Family Residential	0.90	377,261.70	0.0699	0.0629	LSF	26,380
Residential Care	0.80	95,959.12	0.0699	0.0559	LSF	6,710
Non-Residential	n/a	n/a	n/a	0.1196	LSF	70,000
Undeveloped	n/a	n/a	n/a	0.0214	LSF	7,000
					<b>Total</b>	<b>\$700,000</b>

# Recommended Methodology



Non-Uniform METHOD 1 - varying rates *per residential Unit*, a rate per Building SF for Non-Residential Property, and a rate per Lot SF for Undeveloped Property.

This method results in the *lowest average parcel tax on Single Family Residential Property (\$343.33)*.

## Rationale

Assigning units to residential property is relatively easy in San Mateo County, and as there are only 12 Multi-Family Residential Properties with five or more units (per the Assessor's Use Codes), those unit counts are easily verifiable via third-party resources.

Building SF would only need to be verified for the 37 Non-Residential/ Industrial Properties in the District, and GIS would be utilized to measure Lot SF on the 23 Undeveloped Properties in the District.