

The Economics of Land Use



City of San Antonio
Fiscal Impact Study

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Source: Economic & Planning Systems

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Summary
City of San Antonio Fiscal Impact Study

	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Suburban Activity Center	Urban Activity Center
Ongoing Revenues					
Sales Tax Revenue	\$30,469	\$69,643	\$116,659	\$69,572	\$167,324
Property Tax Revenue					
O&M	\$259,605	\$593,383	\$739,323	\$120,280	\$240,561
CPS Energy Revenue	\$106,634	\$243,734	\$331,498	\$102,792	\$235,928
Other Revenue	<u>\$26,734</u>	<u>\$61,106</u>	<u>\$87,478</u>	<u>\$544,476</u>	<u>\$1,471,191</u>
Ongoing Revenues	\$423,441	\$967,866	\$1,274,958	\$837,120	\$2,115,003
Revenue per Acre	\$3,257	\$7,445	\$9,807	\$12,879	\$32,539
Ongoing Expenditures					
Police Expenditures	\$97,343	\$222,499	\$308,384	\$173,085	\$428,514
Fire Expenditures	\$149,984	\$265,563	\$343,298	\$183,009	\$418,894
Infrastructure Expenditures	\$48,654	\$48,654	\$48,654	\$42,179	\$42,179
Other Expenditures	<u>\$16,631</u>	<u>\$38,014</u>	<u>\$51,763</u>	<u>\$30,066</u>	<u>\$74,791</u>
TOTAL ONGOING EXPENDITURES	\$312,613	\$574,730	\$752,100	\$428,339	\$964,378
Expenditures per Acre	\$2,405	\$4,421	\$5,785	\$6,590	\$14,837
Net Fiscal Impact	\$110,829	\$393,136	\$522,859	\$408,781	\$1,150,625
Net Impact per Acre	\$853	\$3,024	\$4,022	\$6,289	\$17,702

Source: Economic & Planning Systems

H:\133029-San Antonio Comp Plan Initial Studies\Models\Fiscal Impact\133029-Fiscal Model_2-23-15.xlsm\SUMMARY

DEVELOPMENT PROGRAM

Table 1.1
Development Program
City of San Antonio Fiscal Impact Study

Description	Units/Sq. Ft.				
	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Suburban Activity Center	Urban Activity Center
SITE AREA	130	130	130	65	65
Non-Developable Acreage	13	13	13	6.5	6.5
Developable Area	117	117	117	58.5	58.5
Project Density					
Residential					
Apartment/Condo	30	60	60	30	60
Townhome	10	15	15	10	15
Singe-Family	3.5	8	8	5	8
Commercial (FAR)					
Retail	0.20	0.50	0.50	0.20	0.50
Office	0.35	1.00	1.00	0.35	1.00
Industrial	0.15	0.30	0.30	0.15	0.30
RESIDENTIAL					
Apartment/Condo	0%	0%	10%	25%	25%
Subtotal	Units	Units	702 Units	439 Units	878 Units
Townhome	0%	0%	10%	0%	0%
Subtotal	Units	Units	176 Units	Units	Units
Singe-Family	100%	100%	80%	0%	0%
Subtotal	410 Units	936 Units	749 Units	Units	Units
Total Residential	410 Units	936 Units	1,626 Units	439 Units	878 Units
Units per Acre	3.5	8.0	13.9	30.0	60.0
NON-RESIDENTIAL					
Commercial	0%	0%	0%	75%	75%
Retail	0	0	Sq. Ft.	191,120 Sq. Ft.	477,799 Sq. Ft.
Office	0	0	Sq. Ft.	334,459 Sq. Ft.	955,598 Sq. Ft.
Industrial	0	0	Sq. Ft.	0	0
Subtotal	Sq. Ft.	Sq. Ft.	Sq. Ft.	525,579 Sq. Ft.	1,433,396 Sq. Ft.
Total Non-Residential	0	0	0	525,579 Sq. Ft.	1,433,396 Sq. Ft.
Bldg SF per Acre	0	0	0	11,979	32,670
Floor Area Ratio				0.3	0.8

Source: Economic & Planning Systems

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Table 1.2
Project Value
City of San Antonio Fiscal Impact Study

Description	Factor	Total Value					Total Value per Unit				
		Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
		Total Residential Value					Total Residential Value per Unit				
RESIDENTIAL	Value per Unit										
Apartment/Condo											
Efficiency	\$75,000			\$17,550,000	\$21,937,500	\$10,968,750		\$75,000	\$75,000	\$75,000	
1-Bed	\$100,000			\$23,400,000	\$29,250,000	\$14,625,000		\$100,000	\$100,000	\$100,000	
2-Bed	\$125,000			\$29,250,000	\$36,562,500	\$18,281,250		\$125,000	\$125,000	\$125,000	
Subtotal				\$70,200,000	\$87,750,000	\$43,875,000		\$100,000	\$100,000	\$100,000	
Townhome											
1-Bed	\$125,000			\$7,312,500				\$125,000			
2-Bed	\$150,000			\$8,775,000				\$150,000			
3-Bed	\$175,000			\$10,237,500				\$175,000			
Subtotal				\$26,325,000				\$150,000			
Single-Family											
1-Bed	\$175,000	\$17,915,625	\$40,950,000	\$32,760,000			\$175,000	\$175,000	\$175,000		
2-Bed	\$200,000	\$20,475,000	\$46,800,000	\$37,440,000			\$200,000	\$200,000	\$200,000		
3-Bed	\$250,000	\$25,593,750	\$58,500,000	\$46,800,000			\$250,000	\$250,000	\$250,000		
4-Bed	\$300,000	\$30,712,500	\$70,200,000	\$56,160,000			\$300,000	\$300,000	\$300,000		
Subtotal		\$94,696,875	\$216,450,000	\$173,160,000			\$231,250	\$231,250	\$231,250		
Total Residential		\$94,696,875	\$216,450,000	\$269,685,000	\$87,750,000	\$43,875,000		\$165,827			
		Total Non-Residential Value					Total Non-Residential Value per Unit				
NON-RESIDENTIAL	Value per Sq. Ft.										
Commercial											
Retail [1]	\$20/Sq. Ft.				\$107,504,719	\$43,001,888		\$180,000	\$180,000		
Office [2]	\$18/Sq. Ft.				\$193,508,494	\$67,727,973		\$243,000	\$243,000		
Industrial [3]	\$15/Sq. Ft.										
Subtotal					\$301,013,213	\$110,729,860		\$222,000	\$220,091		
Total Non-Residential					\$301,013,213	\$110,729,860		\$222,000	\$220,091		
TOTAL PROJECT VALUE		\$94,696,875	\$216,450,000	\$269,685,000	\$388,763,213	\$154,604,860		\$165,827	\$222,000	\$220,091	

[1] Assumes a 10 percent vacancy rate and an 8 percent capitalization rate.
[2] Assumes a 10 percent vacancy rate and an 8.5 percent capitalization rate.
[3] Assumes a 10 percent vacancy rate and an 8 percent capitalization rate.

Source: Economic & Planning Systems

Table 1.3
Projected Households and Employees
City of San Antonio Fiscal Impact Study

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
		Total Households				
RESIDENTIAL						
Apartment/Condo	HH/Unit					
Efficiency	1 HH/Unit	0	0	234	293	146
1-Bed	1 HH/Unit	0	0	234	293	146
2-Bed	1 HH/Unit	0	0	234	293	146
Subtotal				702	878	439
Townhome						
1-Bed	1 HH/Unit	0	0	0	0	0
2-Bed	1 HH/Unit	0	0	59	0	0
3-Bed	1 HH/Unit	0	0	59	0	0
Subtotal				117		
Single-Family						
1-Bed	1 HH/Unit	102	234	187	0	0
2-Bed	1 HH/Unit	102	234	187	0	0
3-Bed	1 HH/Unit	102	234	187	0	0
4-Bed	1 HH/Unit	102	234	187	0	0
Subtotal		410	936	749		
Total Residential		410	936	1,568	878	439
		Total Population				
RESIDENTIAL						
Apartment/Condo	People/Unit					
Efficiency	1.0 Persons/Unit	0	0	234	293	146
1-Bed	1.3 Persons/Unit	0	0	293	366	183
2-Bed	1.5 Persons/Unit	0	0	351	439	219
Subtotal				878	1,097	548
Townhome						
1-Bed	1.3 Persons/Unit	0	0	0	0	0
2-Bed	1.5 Persons/Unit	0	0	88	0	0
3-Bed	2.3 Persons/Unit	0	0	132	0	0
Subtotal				220	0	0
Single-Family						
1-Bed	1.3 Persons/Unit	128	293	234	0	0
2-Bed	1.5 Persons/Unit	154	351	281	0	0
3-Bed	2.3 Persons/Unit	230	527	421	0	0
4-Bed	3.0 Persons/Unit	307	702	562	0	0
Subtotal		819	1,872	1,498	0	0
Total Residential		819	1,872	2,595	1,097	548
		Total Employees				
NON-RESIDENTIAL						
Commercial	Sq. Ft./Emp					
Retail	400 Sq. Ft./Emp.	0	0	0	1,194	478
Office	250 Sq. Ft./Emp.	0	0	0	3,822	1,338
Industrial	575 Sq. Ft./Emp.	0	0	0	0	0
Total Non-Residential		0	0	0	5,017	1,816

Source: Economic & Planning Systems

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REVENUES

Table 2.1
Sales Tax (Ongoing)
City of San Antonio Fiscal Impact Study

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
Retail Spending						
Total Household Income	\$61,000/HH	\$24,979,500	\$57,096,000	\$95,641,900	\$53,527,500	\$26,763,750
Retail Spending	35%	\$8,742,825	\$19,983,600	\$33,474,665	\$18,734,625	\$9,367,313
Local Capture	85%	\$7,431,401	\$16,986,060	\$28,453,465	\$15,924,431	\$7,962,216
Retail Worker Retail Spending	\$6,201/employee	\$0	\$0	\$0	\$5,925,316	\$2,370,126
Office Worker Retail Spending	\$6,201/employee	\$0	\$0	\$0	\$18,961,011	\$6,636,354
Estimated Retail Sales Generated		\$7,431,401	\$16,986,060	\$28,453,465	\$40,810,759	\$16,968,696
Non-Taxable Sales	59%	\$4,384,527	\$10,021,775	\$16,787,544	\$24,078,348	\$10,011,531
Taxable Sales		\$3,046,875	\$6,964,285	\$11,665,921	\$16,732,411	\$6,957,165
Local Sales Tax						
City of San Antonio	1.000%	\$30,469	\$69,643	\$116,659	\$167,324	\$69,572
Edward Aquifer Protection/ Parks Development & Expansion	0.125%	\$3,809	\$8,705	\$14,582	\$20,916	\$8,696
Pre-K4SA	0.125%	\$3,809	\$8,705	\$14,582	\$20,916	\$8,696
Advanced Transportation District (ATD)	0.250%	\$7,617	\$17,411	\$29,165	\$41,831	\$17,393
VIA	0.500%	\$15,234	\$34,821	\$58,330	\$83,662	\$34,786
State of Texas	6.250%	\$190,430	\$435,268	\$729,120	\$1,045,776	\$434,823
Subtotal	8.250%	\$251,367	\$574,553	\$962,438	\$1,380,424	\$573,966
City of San Antonio Sales Tax Revenue		\$30,469	\$69,643	\$116,659	\$167,324	\$69,572

Source: Economic & Planning Systems

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Table 2.2
Property Tax (Ongoing)
City of San Antonio Fiscal Impact Study

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
RESIDENTIAL						
Taxable Value						
Market Value		\$94,696,875	\$216,450,000	\$269,685,000	\$87,750,000	\$43,875,000
Appraised Value	90%	<u>\$85,227,188</u>	\$194,805,000	\$242,716,500	\$78,975,000	\$39,487,500
Taxable Value	100%	\$85,227,188	\$194,805,000	\$242,716,500	\$78,975,000	\$39,487,500
Loss from Standard Homestead Exemptions	14%	<u>\$11,931,806</u>	<u>\$27,272,700</u>	<u>\$33,980,310</u>	<u>\$11,056,500</u>	<u>\$5,528,250</u>
Net Taxable Values		\$73,295,381	\$167,532,300	\$208,736,190	\$67,918,500	\$33,959,250
Property Taxes						
Flood Fund	0.030679	\$22,486	\$51,397	\$64,038	\$20,837	\$10,418
Alamo Comm College	0.14915	\$109,320	\$249,874	\$311,330	\$101,300	\$50,650
Hospital District	0.276235	\$202,467	\$462,783	\$576,602	\$187,615	\$93,807
Bexar County	0.296187	\$217,091	\$496,209	\$618,249	\$201,166	\$100,583
S A River Authority	0.017798	\$13,045	\$29,817	\$37,151	\$12,088	\$6,044
City / San Antonio	0.56569	\$414,625	\$947,713	\$1,180,800	\$384,208	\$192,104
Maintenance and Operations	0.35419	\$259,605	\$593,383	\$739,323	\$240,561	\$120,280
Debt Service	0.2115	\$155,020	\$354,331	\$441,477	\$143,648	\$71,824
San Antonio Isd	<u>1.3576</u>	<u>\$995,058</u>	<u>\$2,274,419</u>	<u>\$2,833,803</u>	<u>\$922,062</u>	<u>\$461,031</u>
Subtotal	3.259029	\$2,388,718	\$5,459,926	\$6,802,773	\$2,213,484	\$1,106,742
NON-RESIDENTIAL						
Taxable Value						
Market Value					\$301,013,213	\$110,729,860
Appraised Value	90%				<u>\$270,911,891</u>	<u>\$99,656,874</u>
Taxable Value	100%				\$270,911,891	\$99,656,874
Property Taxes						
Flood Fund	0.030679				\$83,113	\$30,574
Alamo Comm College	0.14915				\$404,065	\$148,638
Hospital District	0.276235				\$748,353	\$275,287
Bexar County	0.296187				\$802,406	\$295,171
S A River Authority	0.017798				\$48,217	\$17,737
City / San Antonio	0.56569				\$1,532,521	\$563,749
San Antonio Isd	<u>1.3576</u>				<u>\$3,677,900</u>	<u>\$1,352,942</u>
Subtotal	2.693339				\$7,296,576	\$2,684,097
TOTAL PROPERTY TAXE REVENUE		\$2,388,718	\$5,459,926	\$6,802,773	\$9,510,059	\$3,790,839
PROPERTY TAX PAID TO CITY		\$414,625	\$947,713	\$1,180,800	\$1,916,730	\$755,853

Source: Bexar County Tax Assessor; Economic & Planning Systems

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Table 2.3
CPS Energy Revenues (Ongoing)
City of San Antonio Fiscal Impact Study

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
RESIDENTIAL						
Avg. Ann. Energy Expenditure						
Single Family	\$1,860/HH	\$761,670	\$1,740,960	\$1,719,198	\$0	\$0
Multifamily	\$924/HH	\$0	\$0	\$648,648	\$810,810	\$405,405
Subtotal		\$761,670	\$1,740,960	\$2,367,846	\$810,810	\$405,405
General Fund ROI						
All Residential	14%	\$106,634	\$243,734	\$331,498	\$113,513	\$56,757
Subtotal		\$106,634	\$243,734	\$331,498	\$113,513	\$56,757
NON-RESIDENTIAL						
Avg. Ann. Energy Expenditure						
Retail	\$0.95/Sq. Ft.				\$455,820	\$182,328
Office	\$0.44/Sq. Ft.				\$418,568	\$146,499
Industrial	\$0.44/Sq. Ft.					
Subtotal					\$874,388	\$328,827
General Fund ROI						
Retail	14%				\$63,815	\$25,526
Office	14%				\$58,599	\$20,510
Industrial	14%					
Subtotal					\$122,414	\$46,036
TOTAL CPS ROI REVENUE		\$106,634	\$243,734	\$331,498	\$235,928	\$102,792

Source: Economic & Planning Systems

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**Table 2.4
Other Revenue (Ongoing)
City of San Antonio Fiscal Impact Study**

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
RESIDENTIAL	Avg. Ann. \$					
Charges for Services						
SAWS User Fee						
Single Family	\$18/HH	\$7,430	\$16,983	\$16,770	\$0	\$0
Multifamily	\$14/HH	\$0	\$0	\$9,553	\$11,941	\$5,971
EMS Rev./Alarm Permits	\$24/person	\$19,304	\$44,123	\$61,155	\$25,853	\$12,927
Subtotal		\$26,734	\$61,106	\$87,478	\$37,794	\$18,897
NON-RESIDENTIAL	Avg. Ann. \$					
Charges for Services						
SAWS User FEE	\$1.00/Sq. Ft.	\$0	\$0	\$0	\$1,433,396	\$525,579
EMS Rev./Alarm Permits	\$24/person	\$0	\$0	\$59,124	\$59,124	\$21,397
Subtotal		\$0	\$0	\$59,124	\$1,492,520	\$546,976
TOTAL SERVICE CHARGES REVENUE		\$26,734	\$61,106	\$87,478	\$1,471,191	\$544,476

Source: Economic & Planning Systems

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**Table 2.5
Revenue Summary
City of San Antonio Fiscal Impact Study**

Description	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Suburban Activity Center	Urban Activity Center
Ongoing Revenues					
Sales Tax Revenue	\$30,469	\$69,643	\$116,659	\$69,572	\$167,324
Property Tax Revenue					
O&M	\$259,605	\$593,383	\$739,323	\$120,280	\$240,561
CPS Energy Revenue	\$106,634	\$243,734	\$331,498	\$102,792	\$235,928
Other Revenue	<u>\$26,734</u>	<u>\$61,106</u>	<u>\$87,478</u>	<u>\$544,476</u>	<u>\$1,471,191</u>
Ongoing Revenues	\$423,441	\$967,866	\$1,274,958	\$837,120	\$2,115,003
Revenue per Acre	\$3,257	\$7,445	\$9,807	\$12,879	\$32,539

Source: Economic & Planning Systems

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EXPENDITURES

Table 3.1
Police Expenditures
City of San Antonio Fiscal Impact Study

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
Population						
Residents		819	1,872	2,595	1,097	548
Employees	0.50 person per emp.	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,508</u>	<u>908</u>
Total Population		819	1,872	2,595	3,605	1,456
Police Staffing						
Uniformed Staff						
Total Calls	0.65 per person	532	1217	1686	2343	947
Officers Needed (FTE)	900 calls per officer	0.6	1.4	1.9	2.6	1.1
Detective (FTE)	0.33 per Officer	0.2	0.4	0.6	0.9	0.3
Sergeant (FTE)	0.11 per Officer	<u>0.1</u>	<u>0.2</u>	<u>0.2</u>	<u>0.3</u>	<u>0.1</u>
Uniform (FTE)		0.9	1.9	2.7	3.8	1.5
Civilian Staff						
Civilians (FTE)	0.10 per Officer	<u>0.1</u>	<u>0.1</u>	<u>0.2</u>	<u>0.3</u>	<u>0.1</u>
Total Staff (FTE)		0.9	2.1	2.9	4.0	1.6
Annual Officer Cost	\$93,000 per FTE	\$55,010	\$125,736	\$174,271	\$242,157	\$97,812
Annual Detective Cost	\$129,000 per FTE	\$25,180	\$57,555	\$79,771	\$110,846	\$44,773
Annual Sergeant Cost	\$146,000 per FTE	\$9,595	\$21,932	\$30,398	\$42,240	\$17,062
Annual Civilian Cost	\$48,000 per FTE	<u>\$2,839</u>	<u>\$6,490</u>	<u>\$8,995</u>	<u>\$12,498</u>	<u>\$5,048</u>
Annual Staffing Cost		\$92,624	\$211,713	\$293,435	\$407,741	\$164,694
Police Equipment						
Patrol Vehicles Needed	0.4 per officer	0.2	0.5	0.7	1.0	0.4
Patrol Vehicle Cost (Capital)	\$69,000 per vehicle	\$16,325	\$37,315	\$51,719	\$71,866	\$29,028
Admin Vehicles Needed	0.1 per officer	0.1	0.2	0.2	0.3	0.1
Admin Vehicle Cost (Capital)	\$28,000 per vehicle	\$1,840	\$4,206	\$5,830	\$8,101	\$3,272
Vehicle Maintenance (Annual)						
Partrol Car	\$18,000 per vehicle	\$4,259	\$9,734	\$13,492	\$18,748	\$7,573
Admin Car	\$7,000 per vehicle	\$460	\$1,052	\$1,457	\$2,025	\$818
TOTAL ONGOING EXPENDITURES		\$97,343	\$222,499	\$308,384	\$428,514	\$173,085

Source: Economic & Planning Systems

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Table 3.2
Fire Expenditures
City of San Antonio Fiscal Impact Study

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
Engine Company						
Annual Operating Cost per Company		\$2,100,000	\$2,100,000	\$2,100,001	\$2,100,000	\$2,100,000
Citywide Housing Units per Engine Company		26,303	26,303	26,303	26,303	26,303
Citywide Cost per Housing Unit	4.5 DU/Acre	\$79.84	\$79.84	\$79.84	\$79.84	\$79.84
Estimated Housing Unit Density	DU/Acre	3.5	8.0	13.9	60.0	30.0
Estimated Service Cost	Per Unit	\$102.65	\$44.91	\$25.85	\$5.99	\$11.98
Total Residential Service Cost		\$42,036	\$42,036	\$40,526	\$5,254	\$5,254
Citywide Commerical Sq Ft per Engine Company		33,099,066	33,099,066	33,099,066	33,099,066	33,099,066
Citywide Cost per Commercial Sq Ft		\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
Estimated Commercial Density	Bldg SF/Acre	0	0	0	32,670	11,979
Estimated Service Cost	Per Sq Ft	\$0.00	\$0.00	\$0.00	\$0.01	\$0.03
Total Commercial Service Cost		\$0	\$0	\$0	\$15,505	\$15,505
Ladder Company						
Annual Operating Cost per Company		\$2,300,000	\$2,300,000	\$2,300,001	\$2,300,000	\$2,300,000
Citywide Housing Units per Engine Company		67,077	67,077	67,077	67,077	67,077
Citywide Cost per Housing Unit	4.5 DU/Acre	\$34.29	\$34.29	\$34.29	\$34.29	\$34.29
Estimated Housing Unit Density	DU/Acre	3.5	8.0	13.9	60.0	30.0
Estimated Service Cost	Per Unit	\$44.09	\$19.29	\$11.10	\$2.57	\$5.14
Total Residential Service Cost		\$18,053	\$18,053	\$18,053	\$2,257	\$2,257
Citywide Commerical Sq Ft per Engine Company		84,409,697	84,409,697	84,409,697	84,409,697	84,409,697
Citywide Cost per Commercial Sq Ft		\$0.03	\$0.03	\$0.03	\$0.03	\$0.03
Estimated Commercial Density	Bldg SF/Acre	0	0	0	32,670	11,979
Estimated Service Cost	Per Sq Ft	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01
Total Commercial Service Cost		\$0	\$0	\$0	\$152	\$152
EMS Company						
Dispatches based on Population	0.106 per capita	86.81	198.43	275.03	382.16	154.36
Man Hours Needed	2.13 per dispatch	184.91	422.66	585.81	814.01	328.79
Average Response Volume		4,114 per unit	4,114 per unit	4,115 per unit	4,114 per unit	4,114 per unit
% of unit volume		4.5%	10.3%	14.2%	19.8%	8.0%
Cost for Service	\$2,000,000 per unit	\$89,895	\$205,474	\$284,719	\$395,726	\$159,841
Total Fire Expenditures		\$149,984	\$265,563	\$343,298	\$418,894	\$183,009

Source: Economic & Planning Systems

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**Table 3.3
Infrastructure Expenditures
City of San Antonio Fiscal Impact Study**

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing Walkable	Urban Activity Center	Suburban Activity Center
Street Maintenance						
Housing Units		410	936	1,626	878	439
Unit per Acre	City Average 4.5	4	8	14	60	30
Units per Centerline Mile	City Average 129	100	229	398	1,720	860
Centerline Miles		4.081	4.081	4.081	0.51	0.51
Street Maintenance Cost	\$9,420 per CLM	\$38,447	\$38,447	\$38,447	\$4,806	\$4,806
Commerical Square Feet		0	0	0	1,433,396	525,579
Sq ft per Acre	City Average 5,570	0	0	0	32,670	11,979
Sq Ft per Centerline Mile	City Average 80,707	0	0	0	473,375	173,571
Centerline Miles		0.00	0.00	0.00	3.03	3.03
Street Maintenance Cost	\$9,420 per CLM	\$0	\$0	\$0	\$28,524	\$28,524
Signals, Signs and Markings						
Housing Units		410	936	1,626	878	439
Unit per Acre	City Average 4.5	4	8	14	60	30
Units per Centerline Mile	City Average 129	100	229	398	1,720	860
Centerline Miles		4.08	4.08	4.08	0.51	0.51
Maintenance Cost	\$2,501 per CLM	\$10,208	\$10,208	\$10,208	\$1,276	\$1,276
Commerical Square Feet		0	0	0	1,433,396	525,579
Sq ft per Acre	City Average 5,570	0	0	0	32,670	11,979
Sq Ft per Centerline Mile	City Average 80,707	0	0	0	473,375	173,571
Centerline Miles		0.00	0.00	0.00	3.03	3.03
Street Maintenance Cost	\$2,501 per CLM	\$0	\$0	\$0	\$7,573	\$7,573
TOTAL ONGOING EXPENDITURES		\$48,654	\$48,654	\$48,654	\$42,179	\$42,179

Source: Economic & Planning Systems

Table 3.4
Other Expenditures
City of San Antonio Fiscal Impact Study

Description	Factor	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Urban Activity Center	Suburban Activity Center
Other Impacted Expenditures						
Code Enforcement	\$7.6 per capita	\$6,224	\$14,227	\$19,719	\$27,400	\$11,068
Animal Care	\$6.9 per capita	\$5,651	\$12,917	\$17,903	\$24,877	\$10,048
Sales Tax Collection Cost	2.0% of tax collected	\$609	\$1,393	\$2,333	\$3,346	\$1,391
Property Tax Collection Cost	1.0% of tax collected	\$4,146	\$9,477	\$11,808	\$19,167	\$7,559
TOTAL ONGOING EXPENDITURES		\$16,631	\$38,014	\$51,763	\$74,791	\$30,066

Source: Economic & Planning Systems

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Table 3.5
Total Expenditures Summary
City of San Antonio Fiscal Impact Study

Description	Conventional Neighborhood	Walkable Neighborhood	Mixed Housing - Walkable	Suburban Activity Center	Urban Activity Center
Police Expenditures	\$97,343	\$222,499	\$308,384	\$173,085	\$428,514
Fire Expenditures	\$149,984	\$265,563	\$343,298	\$183,009	\$418,894
Infrastructure Expenditures	\$48,654	\$48,654	\$48,654	\$42,179	\$42,179
Other Expenditures	\$16,631	\$38,014	\$51,763	\$30,066	\$74,791
TOTAL ONGOING EXPENDITURES	\$312,613	\$574,730	\$752,100	\$428,339	\$964,378
Expenditures per Acre	\$2,405	\$4,421	\$5,785	\$6,590	\$14,837

Source: Economic & Planning Systems

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