

Calendar Year 2012

TIF AREA	COST PER SINGLE FAMILY DETACHED (SFD) RESIDENTIAL UNIT (A)			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$165	\$1,999	\$3,635	\$5,799
Bonsall	\$46	\$6,967	\$6,558	\$13,571
Central Mountain	\$3	\$0	\$2,424	\$2,427
County Islands	\$165	\$0	\$3,635	\$3,800
Crest-Dehesa	\$165	\$1,112	\$3,635	\$4,912
Desert	\$3	\$345	\$2,425	\$2,773
Fallbrook	\$46	\$6,715	\$6,558	\$13,319
Jamul-Dulzura	\$165	\$2,410	\$3,635	\$6,210
Julian	\$3	\$0	\$2,424	\$2,427
Lakeside (includes Pepper Dr- Bostonia)	\$165	\$4,451	\$3,635	\$8,251
Mountain Empire	\$3	\$0	\$2,424	\$2,427
North County Metro	\$46	\$1,893	\$6,558	\$8,497
North Mountain	\$3	\$0	\$2,424	\$2,427
Otay	\$165	\$728	\$3,635	\$4,528
Pala-Pauma	\$46	\$1,298	\$6,558	\$7,902
Pendleton-De Luz	\$46	\$8	\$6,558	\$6,612
Rainbow	\$46	\$4,927	\$6,558	\$11,531
Ramona	\$3	\$6,556	\$2,425	\$8,984
San Dieguito	\$46	\$3,576	\$6,558	\$10,180
Spring Valley	\$165	\$728	\$3,635	\$4,528
Sweetwater	\$165	\$1,443	\$3,635	\$5,243
Valle De Oro	\$165	\$5,086	\$3,635	\$8,886
Valley Center	\$46	\$2,834	\$6,558	\$9,438

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TIF AREA	COST PER MULTI-FAMILY ATTACHED HOME, CONDOMINIUM, APARTMENT, LODGING INCLUDING HOTEL ROOMS AND TIME-SHARE UNITS, AND ACCESSORY APARTMENT (B)			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$111	\$1,339	\$2,436	\$3,886
Bonsall	\$31	\$4,668	\$4,394	\$9,093
Central Mountain	\$2	\$0	\$1,624	\$1,626
County Islands	\$111	\$0	\$2,436	\$2,547
Crest-Dehesa	\$111	\$745	\$2,436	\$3,292
Desert	\$2	\$231	\$1,625	\$1,858
Fallbrook	\$31	\$4,499	\$4,394	\$8,924
Jamul-Dulzura	\$111	\$1,615	\$2,436	\$4,162
Julian	\$2	\$0	\$1,624	\$1,626
Lakeside (includes Pepper Dr- Bostonia)	\$111	\$2,982	\$2,436	\$5,529
Mountain Empire	\$2	\$0	\$1,624	\$1,626
North County Metro	\$31	\$1,268	\$4,394	\$5,693
North Mountain	\$2	\$0	\$1,624	\$1,626
Otay	\$111	\$488	\$2,436	\$3,035
Pala-Pauma	\$31	\$870	\$4,394	\$5,295
Pendleton-De Luz	\$31	\$5	\$4,394	\$4,430
Rainbow	\$31	\$3,301	\$4,394	\$7,726
Ramona	\$2	\$4,392	\$1,625	\$6,019
San Dieguito	\$31	\$2,396	\$4,394	\$6,821
Spring Valley	\$111	\$488	\$2,436	\$3,035
Sweetwater	\$111	\$967	\$2,436	\$3,514
Valle De Oro	\$111	\$3,408	\$2,436	\$5,955
Valley Center	\$31	\$1,898	\$4,394	\$6,323

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TIF AREA	COST PER MOBILE HOME, AGRICULTURE LABOR RESIDENTIAL (NON-PRIMARY RESIDENCE), AND RETIREMENT COMMUNITY (C)			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$54	\$660	\$1,200	\$1,914
Bonsall	\$15	\$2,299	\$2,164	\$4,478
Central Mountain	\$1	\$0	\$800	\$801
County Islands	\$54	\$0	\$1,200	\$1,254
Crest-Dehesa	\$54	\$367	\$1,200	\$1,621
Desert	\$1	\$114	\$800	\$915
Fallbrook	\$15	\$2,216	\$2,164	\$4,395
Jamul-Dulzura	\$54	\$795	\$1,200	\$2,049
Julian	\$1	\$0	\$800	\$801
Lakeside (includes Pepper Dr- Bostonia)	\$54	\$1,469	\$1,200	\$2,723
Mountain Empire	\$1	\$0	\$800	\$801
North County Metro	\$15	\$625	\$2,164	\$2,804
North Mountain	\$1	\$0	\$800	\$801
Otay	\$54	\$240	\$1,200	\$1,494
Pala-Pauma	\$15	\$428	\$2,164	\$2,607
Pendleton-De Luz	\$15	\$3	\$2,164	\$2,182
Rainbow	\$15	\$1,626	\$2,164	\$3,805
Ramona	\$1	\$2,163	\$800	\$2,964
San Dieguito	\$15	\$1,180	\$2,164	\$3,359
Spring Valley	\$54	\$240	\$1,200	\$1,494
Sweetwater	\$54	\$476	\$1,200	\$1,730
Valle De Oro	\$54	\$1,678	\$1,200	\$2,932
Valley Center	\$15	\$935	\$2,164	\$3,114

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TIF AREA	COST PER CONGREGATE CARE FACILITY* (D) *per room			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$33	\$400	\$727	\$1,160
Bonsall	\$9	\$1,393	\$1,312	\$2,714
Central Mountain	\$1	\$0	\$485	\$486
County Islands	\$33	\$0	\$727	\$760
Crest-Dehesa	\$33	\$222	\$727	\$982
Desert	\$1	\$69	\$485	\$555
Fallbrook	\$9	\$1,343	\$1,312	\$2,664
Jamul-Dulzura	\$33	\$482	\$727	\$1,242
Julian	\$1	\$0	\$485	\$486
Lakeside (includes Pepper Dr- Bostonia)	\$33	\$890	\$727	\$1,650
Mountain Empire	\$1	\$0	\$485	\$486
North County Metro	\$9	\$379	\$1,312	\$1,700
North Mountain	\$1	\$0	\$485	\$486
Otay	\$33	\$146	\$727	\$906
Pala-Pauma	\$9	\$260	\$1,312	\$1,581
Pendleton-De Luz	\$9	\$2	\$1,312	\$1,323
Rainbow	\$9	\$985	\$1,312	\$2,306
Ramona	\$1	\$1,311	\$485	\$1,797
San Dieguito	\$9	\$715	\$1,312	\$2,036
Spring Valley	\$33	\$146	\$727	\$906
Sweetwater	\$33	\$289	\$727	\$1,049
Valle De Oro	\$33	\$1,017	\$727	\$1,777
Valley Center	\$9	\$567	\$1,312	\$1,888

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TIF AREA	COST PER 1,000 SQUARE FOOT FOR GENERAL COMMERCIAL (E)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$515	\$5,988	\$3,688	\$10,191
Bonsall	\$118	\$20,860	\$3,252	\$24,230
Central Mountain	\$9	\$0	\$5,591	\$5,600
County Islands	\$515	\$0	\$6,108	\$6,623
Crest-Dehesa	\$515	\$3,330	\$4,758	\$8,603
Desert	\$9	\$1,031	\$5,593	\$6,633
Fallbrook	\$118	\$20,104	\$3,570	\$23,792
Jamul-Dulzura	\$515	\$7,218	\$3,171	\$10,904
Julian	\$9	\$0	\$5,591	\$5,600
Lakeside (includes Pepper Dr- Bostonia)	\$515	\$13,324	\$714	\$14,553
Mountain Empire	\$9	\$0	\$5,591	\$5,600
North County Metro	\$118	\$5,671	\$9,398	\$15,187
North Mountain	\$9	\$0	\$5,591	\$5,600
Otay	\$515	\$2,182	\$5,236	\$7,933
Pala-Pauma	\$118	\$3,886	\$10,112	\$14,116
Pendleton-De Luz	\$118	\$40	\$11,659	\$11,817
Rainbow	\$118	\$14,752	\$5,710	\$20,580
Ramona	\$9	\$17,688	\$0	\$17,697
San Dieguito	\$118	\$10,708	\$7,336	\$18,162
Spring Valley	\$515	\$2,182	\$5,236	\$7,933
Sweetwater	\$515	\$4,322	\$4,322	\$9,159
Valle De Oro	\$515	\$15,188	\$0	\$15,703
Valley Center	\$118	\$8,486	\$8,249	\$16,853

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TIF AREA	COST PER 1,000 SQUARE FOOT FOR FURNITURE STORE (F)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$72	\$838	\$516	\$1,426
Bonsall	\$17	\$2,920	\$455	\$3,392
Central Mountain	\$1	\$0	\$783	\$784
County Islands	\$72	\$0	\$855	\$927
Crest-Dehesa	\$72	\$466	\$666	\$1,204
Desert	\$1	\$144	\$783	\$928
Fallbrook	\$17	\$2,815	\$500	\$3,332
Jamul-Dulzura	\$72	\$1,011	\$444	\$1,527
Julian	\$1	\$0	\$783	\$784
Lakeside (includes Pepper Dr- Bostonia)	\$72	\$1,865	\$100	\$2,037
Mountain Empire	\$1	\$0	\$783	\$784
North County Metro	\$17	\$794	\$1,316	\$2,127
North Mountain	\$1	\$0	\$783	\$784
Otay	\$72	\$305	\$733	\$1,110
Pala-Pauma	\$17	\$544	\$1,416	\$1,977
Pendleton-De Luz	\$17	\$6	\$1,632	\$1,655
Rainbow	\$17	\$2,065	\$799	\$2,881
Ramona	\$1	\$2,476	\$0	\$2,477
San Dieguito	\$17	\$1,499	\$1,027	\$2,543
Spring Valley	\$72	\$305	\$733	\$1,110
Sweetwater	\$72	\$605	\$605	\$1,282
Valle De Oro	\$72	\$2,126	\$0	\$2,198
Valley Center	\$17	\$1,188	\$1,155	\$2,360

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TIF AREA	COST PER 1,000 SQUARE FOOT FOR GENERAL INDUSTRIAL (G)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$191	\$2,216	\$1,365	\$3,772
Bonsall	\$44	\$7,718	\$1,203	\$8,965
Central Mountain	\$3	\$0	\$2,069	\$2,072
County Islands	\$191	\$0	\$2,260	\$2,451
Crest-Dehesa	\$191	\$1,232	\$1,761	\$3,184
Desert	\$3	\$382	\$2,069	\$2,454
Fallbrook	\$44	\$7,439	\$1,321	\$8,804
Jamul-Dulzura	\$191	\$2,670	\$1,173	\$4,034
Julian	\$3	\$0	\$2,069	\$2,072
Lakeside (includes Pepper Dr- Bostonia)	\$191	\$4,930	\$264	\$5,385
Mountain Empire	\$3	\$0	\$2,069	\$2,072
North County Metro	\$44	\$2,098	\$3,477	\$5,619
North Mountain	\$3	\$0	\$2,069	\$2,072
Otay	\$191	\$807	\$1,937	\$2,935
Pala-Pauma	\$44	\$1,438	\$3,741	\$5,223
Pendleton-De Luz	\$44	\$15	\$4,314	\$4,373
Rainbow	\$44	\$5,458	\$2,113	\$7,615
Ramona	\$3	\$6,544	\$0	\$6,547
San Dieguito	\$44	\$3,962	\$2,714	\$6,720
Spring Valley	\$191	\$807	\$1,937	\$2,935
Sweetwater	\$191	\$1,599	\$1,599	\$3,389
Valle De Oro	\$191	\$5,619	\$0	\$5,810
Valley Center	\$44	\$3,140	\$3,052	\$6,236

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TIF AREA	COST PER 1,000 SQUARE FOOT FOR OFFICES (H)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$288	\$3,354	\$2,065	\$5,707
Bonsall	\$66	\$11,682	\$1,821	\$13,569
Central Mountain	\$5	\$0	\$3,131	\$3,136
County Islands	\$288	\$0	\$3,420	\$3,708
Crest-Dehesa	\$288	\$1,865	\$2,665	\$4,818
Desert	\$5	\$577	\$3,132	\$3,714
Fallbrook	\$66	\$11,258	\$1,999	\$13,323
Jamul-Dulzura	\$288	\$4,042	\$1,776	\$6,106
Julian	\$5	\$0	\$3,131	\$3,136
Lakeside (includes Pepper Dr- Bostonia)	\$288	\$7,462	\$400	\$8,150
Mountain Empire	\$5	\$0	\$3,131	\$3,136
North County Metro	\$66	\$3,176	\$5,263	\$8,505
North Mountain	\$5	\$0	\$3,131	\$3,136
Otay	\$288	\$1,222	\$2,932	\$4,442
Pala-Pauma	\$66	\$2,176	\$5,663	\$7,905
Pendleton-De Luz	\$66	\$22	\$6,529	\$6,617
Rainbow	\$66	\$8,261	\$3,198	\$11,525
Ramona	\$5	\$9,905	\$0	\$9,910
San Dieguito	\$66	\$5,996	\$4,108	\$10,170
Spring Valley	\$288	\$1,222	\$2,932	\$4,442
Sweetwater	\$288	\$2,420	\$2,420	\$5,128
Valle De Oro	\$288	\$8,505	\$0	\$8,793
Valley Center	\$66	\$4,752	\$4,619	\$9,437

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TIF AREA	COST PER 1,000 SQUARE FOOT FOR STORAGE, WAREHOUSING, WINERIES, NON-RESIDENTIAL AGRICULTURE (I)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$72	\$838	\$516	\$1,426
Bonsall	\$17	\$2,920	\$455	\$3,392
Central Mountain	\$1	\$0	\$783	\$784
County Islands	\$72	\$0	\$855	\$927
Crest-Dehesa	\$72	\$466	\$666	\$1,204
Desert	\$1	\$144	\$783	\$928
Fallbrook	\$17	\$2,815	\$500	\$3,332
Jamul-Dulzura	\$72	\$1,011	\$444	\$1,527
Julian	\$1	\$0	\$783	\$784
Lakeside (includes Pepper Dr- Bostonia)	\$72	\$1,865	\$100	\$2,037
Mountain Empire	\$1	\$0	\$783	\$784
North County Metro	\$17	\$794	\$1,316	\$2,127
North Mountain	\$1	\$0	\$783	\$784
Otay	\$72	\$305	\$733	\$1,110
Pala-Pauma	\$17	\$544	\$1,416	\$1,977
Pendleton-De Luz	\$17	\$6	\$1,632	\$1,655
Rainbow	\$17	\$2,065	\$799	\$2,881
Ramona	\$1	\$2,476	\$0	\$2,477
San Dieguito	\$17	\$1,499	\$1,027	\$2,543
Spring Valley	\$72	\$305	\$733	\$1,110
Sweetwater	\$72	\$605	\$605	\$1,282
Valle De Oro	\$72	\$2,126	\$0	\$2,198
Valley Center	\$17	\$1,188	\$1,155	\$2,360

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TIF AREA	COST PER 1,000 SQUARE FOOT FOR SCHOOLS AND GOVERNMENT /INSTITUTIONAL (J)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$165	\$1,916	\$1,180	\$3,261
Bonsall	\$38	\$6,675	\$1,041	\$7,754
Central Mountain	\$3	\$0	\$1,789	\$1,792
County Islands	\$165	\$0	\$1,954	\$2,119
Crest-Dehesa	\$165	\$1,066	\$1,523	\$2,754
Desert	\$3	\$330	\$1,790	\$2,123
Fallbrook	\$38	\$6,433	\$1,142	\$7,613
Jamul-Dulzura	\$165	\$2,310	\$1,015	\$3,490
Julian	\$3	\$0	\$1,789	\$1,792
Lakeside (includes Pepper Dr- Bostonia)	\$165	\$4,264	\$228	\$4,657
Mountain Empire	\$3	\$0	\$1,789	\$1,792
North County Metro	\$38	\$1,815	\$3,007	\$4,860
North Mountain	\$3	\$0	\$1,789	\$1,792
Otay	\$165	\$698	\$1,675	\$2,538
Pala-Pauma	\$38	\$1,244	\$3,236	\$4,518
Pendleton-De Luz	\$38	\$13	\$3,731	\$3,782
Rainbow	\$38	\$4,721	\$1,827	\$6,586
Ramona	\$3	\$5,660	\$0	\$5,663
San Dieguito	\$38	\$3,427	\$2,347	\$5,812
Spring Valley	\$165	\$698	\$1,675	\$2,538
Sweetwater	\$165	\$1,383	\$1,383	\$2,931
Valle De Oro	\$165	\$4,860	\$0	\$5,025
Valley Center	\$38	\$2,716	\$2,640	\$5,394

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TIF AREA	COST PER TRIP FOR SELECT INDUSTRIAL USES (K)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$12	\$166	\$104	\$282
Bonsall	\$3	\$580	\$90	\$673
Central Mountain	\$0	\$0	\$155	\$155
County Islands	\$12	\$0	\$170	\$182
Crest-Dehesa	\$12	\$93	\$134	\$239
Desert	\$0	\$30	\$155	\$185
Fallbrook	\$3	\$560	\$98	\$661
Jamul-Dulzura	\$12	\$201	\$90	\$303
Julian	\$0	\$0	\$155	\$155
Lakeside (includes Pepper Dr- Bostonia)	\$12	\$371	\$20	\$403
Mountain Empire	\$0	\$0	\$155	\$155
North County Metro	\$3	\$158	\$261	\$422
North Mountain	\$0	\$0	\$155	\$155
Otay	\$12	\$60	\$147	\$219
Pala-Pauma	\$3	\$108	\$279	\$390
Pendleton-De Luz	\$3	\$1	\$324	\$328
Rainbow	\$3	\$410	\$158	\$571
Ramona	\$0	\$491	\$0	\$491
San Dieguito	\$3	\$298	\$204	\$505
Spring Valley	\$12	\$60	\$147	\$219
Sweetwater	\$12	\$119	\$122	\$253
Valle De Oro	\$12	\$423	\$0	\$435
Valley Center	\$3	\$237	\$227	\$467

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