

Attachment C: Comparison of Existing and Recommended TR/TIF to Neighboring Cities

**City of Pasadena:
Update of Citywide Transportation Facilities Development Impact Fee Study
Summary of Comparable Cities' TIF Programs – October 10, 2016**

RESIDENTIAL

Single Family	
City	Amount per Unit
Sierra Madre	\$ 4,640.00
Pasadena (Existing)	\$ 2,813.41
San Gabriel (R-1)	\$ 2,570.00
San Gabriel (R-2)	\$ 2,056.00
Arcadia (Proposed)	\$ 1,983.00
Arcadia (Existing)	\$ 1,560.00
San Gabriel (R-3)	\$ 1,542.00
Monterey Park	\$ 1,254.00
Rosemead (single use)	\$ 693.28
Rosemead (mixed use)	\$ 596.26
Claremont	\$ 298.00
El Monte	\$ 67.90
Baldwin Park	\$ 46.63
Burbank	\$ -

Multi-Family/Apartment	
City	Amount per Unit
Sierra Madre	\$ 3,711.25
Pasadena (Existing)	\$ 2,813.41
Arcadia (Proposed)	\$ 1,229.00
Arcadia (Existing)	\$ 967.00
Monterey Park	\$ 790.00
Rosemead (single use)	\$ 415.80
Rosemead (mixed use)	\$ 375.87
Claremont	\$ 210.00
Baldwin Park	\$ 46.63
El Monte	\$ 44.81
Burbank	\$ -
San Gabriel	\$ -

Senior (or Senior Apartment)	
City	Amount per Unit
Sierra Madre	\$ 3,711.25
Pasadena (Existing)	\$ 2,813.41
San Gabriel*	\$ 1,028.00
Monterey Park	\$ 790.00
Arcadia (Proposed)*	\$ 496.00
Rosemead (single use)	\$ 415.80
Rosemead (mixed use)	\$ 375.87
Arcadia (Existing)*	\$ 359.00
Claremont*	\$ 92.00
Baldwin Park	\$ 46.63
El Monte	\$ 44.81
Burbank	\$ -

*Rate is specifically for Senior housing vs. other residential

COMMERCIAL / RETAIL

City	Amount per 1,000 S.F.
Sierra Madre	\$ 11,528.75
Pasadena (Existing)	\$ 9,750.00
Arcadia (Proposed)	\$ 7,360.00
Burbank	\$ 6,210.00
Arcadia (Existing)	\$ 5,790.00
Monterey Park	\$ 2,251.00
El Monte**	\$ 1,600.40
Baldwin Park	\$ 1,516.25
Claremont	\$ 1,140.00
San Gabriel (per trip)	\$ 257.00
Rosemead (single use)	\$ 0.76
Rosemead (mixed use)	\$ 0.68

**Average of Commercial, Shopping, and Services

INDUSTRIAL

City	Amount per 1,000 S.F.
Sierra Madre	\$ 3,716.25
Pasadena (Existing)	\$ 3,510.00
Burbank***	\$ 3,400.00
Arcadia (Proposed)	\$ 1,920.00
Arcadia (Existing)	\$ 1,510.00
Monterey Park	\$ 914.00
San Gabriel (per trip)	\$ 257.00
Claremont	\$ 200.00
Baldwin Park	\$ 32.75
El Monte	\$ 25.12
Rosemead (single use)	\$ 0.76
Rosemead (mixed use)	\$ 0.68

***Average of Manufacturing and Warehousing

OFFICE

City	Amount per 1,000 S.F.
Sierra Madre	\$ 10,173.75
Burbank	\$ 5,930.00
Pasadena (Existing)	\$ 4,200.00
Arcadia (Proposed)	\$ 2,950.00
Arcadia (Existing)	\$ 2,320.00
Monterey Park	\$ 2,251.00
Claremont	\$ 690.00
San Gabriel (per trip)	\$ 257.00
Baldwin Park	\$ 138.50
El Monte	\$ 120.18
Rosemead (single use)	\$ 1.13
Rosemead (mixed use)	\$ 1.00

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**Average of Commercial, Shopping, and Services

***Average of Manufacturing and Warehousing

9 Cities that we contacted currently have a citywide TIF:

Arcadia Baldwin Park Burbank Claremont El Monte
 Monterey Park Rosemead San Gabriel Sierra Madre

22 cities confirmed that they do not have a citywide TIF:

Alhambra Duarte La Puente San Dimas West Covina
 Azusa Glendora La Verne San Marino Whittier
 Bradbury Industry Monrovia South El Monte
 Covina* Irwindale Montebello Temple City
 Diamond Bar La Cañada Flintridge Pomona Walnut

*The City of Covina has a development impact fee with a traffic component, but the Planning Department stated it does not have the resources to research the amount of the DIF allocated to Traffic.