



City of Alameda, CA

Alameda Point Redevelopment Financial Analysis

Project Description

The City of Alameda hired Willdan to assist with a variety of tasks related to the planning and development of Alameda Point, a former naval air station. Willdan provided advisory services related to land economics, including fiscal impact analysis, infrastructure financing, and a feasibility analysis to estimate whether development could sustain the burden of infrastructure needed to rehabilitate the base.

Willdan is assisted the City with negotiations with developers of the first two parcels slated for development. The project team is also preparing the facilities financing plan and fiscal impact analyses.

Willdan prepared a fiscal impact analysis examining the general fund revenues (such as property taxes, sales taxes, and a variety of general sources) and expenditures (such as public safety, maintenance, park services, and other items) that would be generated by the planned development

Willdan also prepared a conceptual infrastructure financing plan for Alameda Point. Willdan staff worked with the City and engineering staff to estimate phases of development and prepared an analysis of the infrastructure financing revenue that would be available. The analysis included estimates of developer equity, as well as financing sources such as assessments and special taxes. Finally, Willdan prepared a feasibility analysis that examined the burden of assessments and special taxes that would be required (based on the infrastructure financing plan).

Core Services



Real Estate Market Valuation



Demographic & Economic Forecasts



Real Property & Sales Tax Estimates



City Council/Public Meeting Support



Infrastructure Financing