

Agenda Item 5b

Informational Report Property Tax Forecast



Beacon Economics' History with EBRPD

- The Park District has been working with Beacon Economics since 2009, after Measure WW was approved by the voters and assessed values had collapsed.

The first projections: “high” and “low” forecast:

	low	high	low	high
2009	\$336,247,755,751	\$336,247,755,751	-4.7%	-4.7%
2010	\$310,060,582,854	\$314,990,003,107	-7.8%	-6.3%
2011	\$294,480,058,772	\$302,450,126,401	-5.0%	-4.0%
2012	\$291,495,921,936	\$301,931,313,535	-1.0%	-0.2%
2013	\$298,332,415,002	\$310,778,865,366	2.3%	2.9%
2014	\$310,218,214,088	\$324,001,784,434	4.0%	4.3%

Beacon's 2025 Forecast Highlights:

Federal

- “While there are still jitters about inflation, the pace of price increases has slowed sharply...”
- Real investment in structures has risen over the last year and is now at the same level it was pre-pandemic, despite all the problems with commercial real estate valuations.”

California

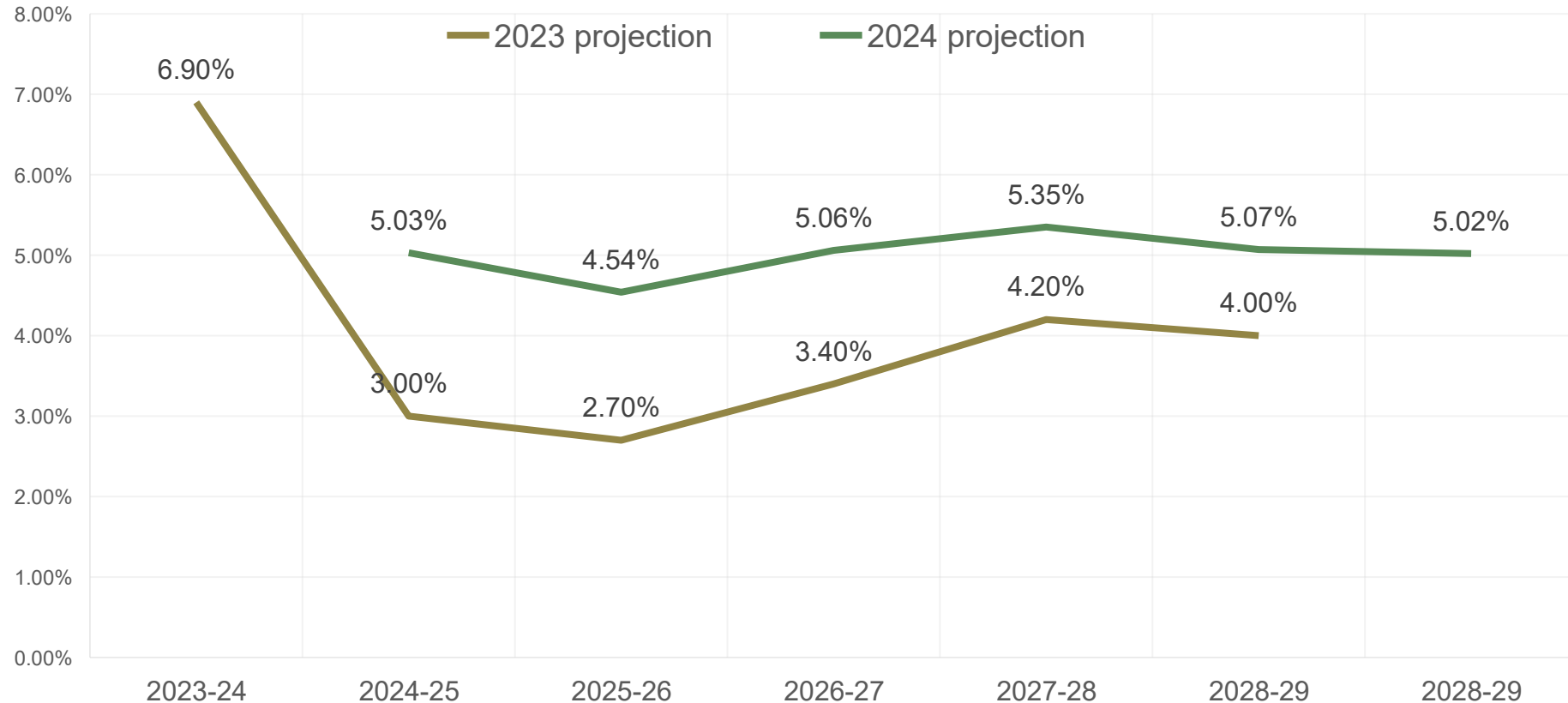
- “California is not doing as poorly as is commonly believed...”
- “Overall, the state’s economy has expanded by 6.9% in the last three years, slightly below the national pace of 8.4%.

East Bay

- “Home sales across the East Bay have continued to disappoint, due in large part to a limited supply of homes coming on the market and the reluctance of homeowners to forgo the low rates they’re locked into.”
- “Beacon Economics expects prices to stay in positive territory, primarily due to the limited inventory of homes available for purchase, which bodes well for AV growth in

Comparing this year's baseline forecast to last year's baseline forecast:

BEACON ECONOMICS Comparing 2024 Forecast to 2023 Forecast



AV impact on Park District Budget

- Beacon Economics provides three forecasts: low, baseline and high.
- The known AV increase for the first half of the year 2024-25 (5.0% for Alameda and 4.4% for Contra Costa) will be combined with the “baseline” forecast from Beacon for 2025-26 (4.5% and 3.5%)
- Overall budget increase for property taxes in 2025 is expected to be ~4.5%.

Property Tax Forecast for 2025-26

	2025-26 Growth Rate Forecasts		
	Alameda Co.	Contra Costa Co.	TOTAL
LOW	2.89%	1.95%	2.52%
BASELINE	4.54%	3.54%	4.14%
HIGH	7.12%	6.86%	7.02%



Requested Action

This report is informational only.