



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: February 8, 2021

SUBJECT: Consider Approval - Res. 21-____, A Resolution authorizing the City Manager to execute a Memorandum of Understanding between the City of Clovis and California Health Sciences University (CHSU) addressing the buildout of the CHSU Campus. CHSU, applicant.

Staff: Renee Mathis, Planning and Development Services Director / Dave Merchen, City Planner

Recommendation: Approve

ATTACHMENTS:

1. Resolution 21-____
2. Memorandum of Understanding
3. Operational Statement & Economic Impact Analysis
4. CHSU Conceptual Master Plan (January 31, 2021)
5. CHSU Campus Phasing Plan (December 28, 2020)
6. November 9, 2020 Staff Report
7. November 9, 2020 City Council Minutes Regarding CHSU Housing

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the City Council consider approval of a resolution (Attachment 1) authorizing the City Manager to execute the memorandum of understanding (MOU) (Attachment 2) with CHSU.

EXECUTIVE SUMMARY

Granville Homes and the Assemi Group, in their capacity as members of the CHSU Ownership Group ("CHSU Representatives"), are working with CHSU to update the vision and master plan for the CHSU campus, including campus affiliated housing in the area surrounding the University. At its November 9, 2020 meeting, the City Council considered information presented by staff and CHSU representatives, and provided direction for moving forward with the updated vision. Staff was directed to work with the CHSU representatives to further define

the need and timing for campus housing, and the identification of appropriate mechanisms to tie campus housing to the University. In response to this direction, CHSU prepared a revised operational statement (Attachment 3) and worked with staff to develop the MOU which is currently under consideration.

BACKGROUND

In June of 2016, the City approved Administrative Use Permit 2016-09 for the CHSU educational campus. As part of the approval, a conceptual CHSU master site plan was provided which covered a total of just under 70 acres. This amount included approximately 45 acres of land identified for educational buildings and supporting uses, together with approximately 25 acres designated for student housing. The College of Osteopathic Medicine was the first educational building to be developed on the new campus, with instruction commencing in the fall of 2020.

In November of 2020, the updated concept for the CHSU campus being discussed by staff and CHSU representatives identified approximately 65 acres to be utilized for a combination of student and faculty housing. The affiliation between housing units and the University called for both rental units and single family ownership units to be available to CHSU community members before becoming available to the public. Additionally, five single homes would be permanently available exclusively to CHSU community members. At its November 9, 2020 meeting, the City Council was asked to provide policy direction regarding the amount of student and faculty housing that was included in the updated vision for the campus, as well as the mechanism which would establish a tie or affiliation between the proposed housing and the University (see Attachment 6 – November 9, 2020 Staff Report).

The Council directed staff to work with CHSU to further define the need and timing for campus housing, and the identification of appropriate mechanisms to tie campus housing to the University (see Attachment 7 - November 9, 2020 meeting minutes). Additional policy direction from Council included the following:

- Craft “guard rails” that will create a better tie between housing and CHSU than was identified in the initial concept.
- Ensure student and faculty housing is necessary and essential, noting that market rate single family residential is not permitted in the R-T Park.
- Address whether student and faculty housing should be phased for demand as the campus expands.
- Address the question as to whether student housing should be restricted to CHSU students. If not, should there be a percentage restricted to CHSU students?
- Work with the applicant to develop a master plan to demonstrate the campus housing ties to CHSU.

PROPOSAL AND ANALYSIS

In response to the direction provided by the City Council, an updated operational statement was developed for the University and its campus, and the CHSU representatives worked

with staff to develop the MOU which is currently under consideration. The discussion below highlights key features of the operational statement and MOU.

CHSU Operational Statement and Conceptual Master Plan

The updated operational statement and conceptual master plan establish the vision for a mixed-use campus environment where the essential needs of CHSU faculty, students, and surrounding and supporting community members are met. In addition to the primary educational and administrative buildings and uses, ancillary elements may include affiliated administrative space, outdoor areas such as amphitheaters, auditoriums, libraries, clinics, day care facilities, libraries, student centers/lounges, dining halls, eateries/restaurants, and a neighborhood market. New single and multi-family housing opportunities are identified to meet housing needs for CHSU students and faculty as the campus builds out.

Acres and Land Use

The CHSU campus, including primary educational and administrative buildings and all ancillary uses, is envisioned to occupy between 123 and 138 acres within the R-T Park. The existing College of Osteopathic Medicine and related facilities that are currently in operation occupy approximately 20 acres. Roughly 103 additional acres are now owned by the CHSU Representatives, with another 15 acres in various stages of acquisition negotiations, bringing the total undeveloped acreage to 118. Undeveloped lands are planned for future CHSU phases, affiliated housing, and other essential, ancillary services. Buildout of the CHSU campus is organized into three general phases, as follows:

- Phase 1 includes 45 acres of development around the existing College of Osteopathic Medicine, comprised of additional schools and supporting uses.
- Phase 2 includes the development of student and faculty housing, including 20 acres of multi-family housing on the west side of Temperance and 50 acres of single family housing on the east side of Temperance. The commencement and timing of housing will proceed as the build-out of Phase 1 occurs.
- Phase 3 encompasses a total of approximately 23 acres, including a roughly 16 acre site accommodating future schools of medicine, and an ancillary commercial center that would occupy up to 7 acres. Future schools of medicine that are currently planned include those focused on optometry, dentistry and occupational therapy. All of Phase 3 is located east of Temperance between Nees and Owens Mountain Parkway.

The operational statement anticipates that development plans will be revised and refined over time as the campus builds out. Refinements to the locations of additional colleges within the R-T Park may be adjusted and/or changed altogether, and affiliated student and faculty housing units may also be modified. Site plans will therefore evolve as future needs present themselves and market demand comes into focus.

Student and Faculty Housing

The affiliated housing areas envisioned as Phase 2 of the master plan are sited on approximately 70 acres within the R-T Park, roughly one-half mile north and east of CHSU's existing campus. This represents a slight increase from the 65 acre total presented during the November 9, 2020 Council discussion. Within this area, 286 apartments, 64 townhouses, and 250 single-family dwellings are, at present, on the drawing board. As currently contemplated, the student housing element design features 572 parking spaces (198 garages and 374 stalls), a 4,000 square foot facility serving as a student union/clubhouse facility, and various amenities in support of the CHSU's student population, faculty and visitors.

Timing and Demand for Housing

The operational statement describes that the need for student housing has already been triggered, though demand is expected to accelerate substantially by 2023. Faculty housing is needed now with construction commencing in 2021, if occupancies in 2022 are to become a reality. Student housing will be constructed as various colleges are brought on-line.

Campus Design and Connectivity

The operational statement and conceptual master plan identify the importance of establishing a "sense of place" for those working, studying, and living in close proximity to the campus, as well as facilitating well planned and inviting interior circulation features. As each of the future phases comes into focus and is ready for development, care will be taken, and high priority given, to ensure one's ease of physical connectivity and "sense of place" while at the CHSU campus. High-quality designs and contemporary appearances will continue to be utilized in all phases of CHSU's planned development. CHSU will continue to work with the City to determine specific colors and materials to be evaluated during all phases of the master development plan.

Memorandum of Understanding

The purpose of the MOU is to memorialize the mutual understanding of the City and CHSU with respect to the development of the campus, including campus-affiliated housing, and to serve as a guide in the development of the campus and the processing of necessary land use entitlements in the future. The MOU was crafted to incorporate the guidance and direction provided by the Council during its November 9, 2020 discussion. The updated CHSU operational statement and conceptual master plan for the campus, as described above, are attached to and incorporated by reference into the MOU. Key features of the agreement are outlined below.

- Students and faculty housing is acknowledged as being integral to the campus; the employment, educational, and economic benefits that will be realized when the campus is fully developed justifies the potential loss of available land in the R-T Park for other employment and economic uses.

- CHSU shall provide a campus housing phasing plan to the City which identifies the type and timing of various campus housing needs in relation to the development of the various schools and the housing demand they generate. The phasing plan shall be submitted with an amended administrative use permit (AUP) application or in connection with any applicable campus housing entitlement.
- A restrictive covenant shall be recorded on all campus housing property which provides that no parcel or portion of said land may be sold without first offering the parcel or land for sale to the CHSU for a period of no less than thirty (30) days. The covenant shall run with the land for as long as the campus continues in operation in the R-T Park.
- The operational rules for any multi-family campus housing will include provisions for targeted marketing to students, faculty and campus personnel; leasing alternatives or terms will be made available to students, faculty, and campus personnel that are not available to the general public. CHSU representatives evaluated the potential to reserve a specific number or percentage of multi-family units for students and/or faculty, and determined that a reservation was not practical within their business model.
- All campus buildings and improvements, including campus housing, will be developed in conformance with applicable City architectural guidelines and development standards for the R-T Park.
- Physical connectivity between and among campus buildings and campus housing will be provided, and may be in the form of improved walking and biking trails or paths, campus signage, and other features of physical connectivity.
- CHSU shall submit an application to the City for amending the AUP to incorporate the master plan and campus housing phasing plan, and the City shall process the application for the amended AUP in accordance with applicable provisions of the City's Development Code.
- Any proposed changes to the master plan or campus housing phasing plan that propose to add land for campus housing or propose a change in land use as shown in the operational statement will require City Council approval in the form of an amendment to this MOU, approved and signed by both parties. Minor changes to the master plan or campus housing phasing plan not addressed in the previous sentence may be processed as an amended AUP in accordance with the City's Development Code.
- Any necessary entitlements for the campus development, improvements, and buildings, including campus housing (whether multi-family or single family residential), will be processed in accordance with the City's Development Code and applicable standards.

- Nothing in the MOU prohibits CHSU from selecting a builder to develop any portion of the campus and campus housing, provided that any application for a relevant land use entitlement is submitted with CHSU approval and contains a signature of a duly-authorized CHSU representative.

R-T Park Cleanup

At its January 4, 2021 meeting, the City Council initiated R-T Park amendments to both the Development Code and General Plan. These actions are intended to retire existing, non-conforming zoning within the R-T Park and remove inconsistencies between the General Plan and City's Development Code to streamline future development within the R-T Park. The MOU acknowledges that the cleanup action has been initiated, and CHSU will not be responsible for initiating any rezoning application. Staff is in the process of identifying parcels where non-conforming zoning exists, and public outreach to affected property owners will be conducted. Planning Commission review of the cleanup amendments, followed by final action by the City Council, is anticipated this spring.

FISCAL IMPACT

If the City Council approves the MOU and the development of student and faculty housing proceeds, the amount of land in the R-T Park area intended for revenue generating commercial and office uses would be reduced.

CHSU has been a boost to the City's economic development efforts and establishing related student and/or faculty housing to further the success of the University meets the City's economic development goals. As acknowledged in the MOU, the employment, educational, and economic benefits that will be realized when the campus is fully developed may reasonably justify the potential loss of available land in the R-T Park for other employment and economic uses.

An Economic Impact Analysis for CHSU was prepared by the consulting firm QK, included as part of the Operational Statement (Attachment 3). The study shows the creation of more than 530 permanent jobs from CHSU operations and student spending, as well as another 2024 one-time annual jobs in construction and other economic sectors resulting from capital investment in facilities and housing projects. As a result, cumulative economic output of more than \$580 million from CHSU and students spending and more than \$350 million from capital investment is also injected into the local and regional economy during the seven-year period of analysis (2020-2027).

REASON FOR RECOMMENDATION

At its November 9, 2020 meeting, the City Council provided direction to staff and guidance to CHSU and representatives of its Ownership Group regarding the updated vision for the CHSU Campus, including campus housing. The applicants developed an updated operational statement and worked with staff to incorporate language into an MOU that reflects the key elements directed by the City Council. The MOU and operational statement are presented for the Council's consideration.

ACTIONS FOLLOWING APPROVAL

CHSU will submit an application to the City for amending AUP 2016-09 to incorporate the master plan and campus housing phasing plan, and the City shall process the application for the amended AUP in accordance with applicable provisions of the City's Development Code.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager LS

**DRAFT
RESOLUTION 21-_____**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY OF CLOVIS AND CALIFORNIA HEALTH
SCIENCES UNIVERSITY (CHSU) ADDRESSING THE BUILDOUT OF THE CHSU
CAMPUS**

WHEREAS, the City approved Administrative Use Permit 2016-09 (“AUP”) in June 2016 allowing for the development of the CHSU campus (“Campus”) on property located within an area designated by the General Plan for Mixed Use-Business Campus; and

WHEREAS, the AUP included a conceptual master site plan for the Campus layout which included two sites totaling approximately 45 acres for the development of the various educational buildings and associated administrative and other buildings in the Campus layout, and a third site of proposed student housing on approximately 24.5 acres of the Campus located west of Locan Avenue and north of the Owens Mountain Parkway alignment; and

WHEREAS, CHSU has approached the City with a new conceptual master plan for the Campus consisting of approximately 138 acres, and which includes additional land, new and expanded educational facilities, additional land uses intended to be ancillary to the Campus, and phasing not included in the AUP, all of which are intended to serve the Campus and the students, faculty and other Campus personnel; and

WHEREAS, the City is supportive of the new conceptual master plan and CHSU’s vision for the Campus, and recognizes that Campus-affiliated housing to serve students, faculty, and other Campus personnel is an integral part of the Campus; and

WHEREAS, the City and CHSU mutually desire to see the Campus develop and be successful, and in so doing will provide educational and economic opportunities which will benefit the City and its residents, the public at large, CHSU, and the Campus; and

WHEREAS, a memorandum of understanding has been developed to memorialize the mutual understanding of the parties with respect to the development of the Campus, including the Campus-affiliated housing, and to serve as a guide for the parties in the development of the Campus, Campus-affiliated housing, and the processing of necessary land use entitlements in the future.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis Council hereby adopts the Memorandum of Understanding between the City of Clovis and the California Health Science University.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on February 8, 2021, by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: February 8, 2021

Mayor

City Clerk

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CLOVIS AND
CALIFORNIA HEALTH SCIENCES UNIVERSITY**

This Memorandum of Understanding (“MOU”) is entered into effective on February ____, 2021 (“Effective Date”) by and between the City of Clovis, a California Municipal Corporation (“City”), and the California Health Sciences University, LLC, a California limited liability company (“CHSU”), pursuant to the following recitals which are a substantive part of this MOU:

RECITALS

- A. The City approved Administrative Use Permit 2016-09 (“AUP”) in June 2016 allowing for the development of the CHSU campus (“Campus”) on property located within a General Plan designated area for Mixed Use-Business Campus.
- B. The AUP included a conceptual master site plan for the Campus layout which included two sites totaling approximately 45 acres for the development of the various educational buildings and associated administrative and other buildings in the Campus layout, and a third site of proposed student housing on approximately 24.5 acres of the Campus located west of Locan Avenue and north of the Owens Mountain Parkway alignment.
- C. Since the approval of the AUP, the College of Osteopathic Medicine has been completed in addition to the off-site College of Pharmacy and related administrative buildings.
- D. Since the approval of the AUP, additional land has been acquired for the Campus, and the vision for the Campus has evolved, including the vision for the type and locations of the Campus housing and a proposed expansion of the Campus into the City’s planned future Research and Technology Business Park (“R-T Park”), a General Plan designated Focus Area comprised of approximately 340 acres.
- E. CHSU has approached the City with a new conceptual master plan for the Campus consisting of approximately 138 acres, and which includes additional land, new and expanded educational facilities, additional land uses intended to be ancillary to the Campus, and phasing not included in the AUP, all of which are intended to serve the Campus and the students, faculty and other Campus personnel.
- F. The City is supportive of the new conceptual master plan and CHSU’s vision for the Campus, and recognizes that Campus-affiliated housing to serve students, faculty, and other Campus personnel is an integral part of the Campus.
- G. Amendments to the General Plan and Development Code, together with a rezone of various properties within the R-T Park, including some property within the area of the conceptual master plan for the Campus, have been initiated by the City. These actions are intended to retire existing, non-conforming zoning within the R-T Park and remove inconsistencies between the General Plan and City’s Development Code to streamline future development within the R-T Park.

- H. The City and CHSU mutually desire to see the Campus develop and be successful, and in so doing will provide educational and economic opportunities which will benefit the City and its residents, the public at large, CHSU, and the Campus.
- I. The purpose of this MOU is to memorialize the mutual understanding of the parties with respect to the development of the Campus, including the Campus-affiliated housing, and to serve as a guide for the parties in the development of the Campus, Campus-affiliated housing, and the processing of necessary land use entitlements in the future.

NOW, THEREFORE, City and CHSU agree as follows:

1. Campus Operational Statement and Master Plan. CHSU's Operational Statement for the Campus, including a Conceptual Master Plan diagram and a CHSU Master Plan Phasing diagram (collectively referenced herein as the "Operational Statement"), is attached hereto as **Exhibit A** and incorporated herein by this reference. The Operational Statement describes the planned Campus operations, growth, development plan, Campus and housing needs, phasing, and economic impact, among other topics addressed, and the Conceptual Master Plan diagram and CHSU Master Plan Phasing diagram depict the planned Campus development including phasing and land use types.

2. Campus-Affiliated Housing. Housing for students, faculty and Campus personnel is an integral part of the Campus. While neither single family nor multi-family housing is permitted in the R-T Park zone, housing ancillary to and affiliated with the Campus is permitted (hereinafter "Campus Housing"). The parties recognize that the development of appropriate and adequate Campus Housing to support the Campus and the employment, educational, and economic benefits that will be realized when the Campus is fully developed justifies the potential loss of available land in the R-T Park for other employment and economic uses. The parties also recognize and acknowledge that CHSU is not in the business of land development, and nothing in this MOU shall prohibit CHSU from selecting a builder to develop any portion of the Campus Housing, provided that any application for a land use entitlement for the Campus Housing, is submitted with CHSU approval and contains a signature of a duly-authorized CHSU representative.

(A) Timing of Campus Housing. The timing of development of the Campus Housing is important so that appropriate and adequate housing inventory is available as the Campus is developed. In order for appropriate and adequate Campus Housing to be available for students, faculty, and Campus personnel, CHSU shall provide a Campus Housing phasing plan to the City ("Campus Housing Phasing Plan") which identifies the type and timing of various Campus Housing needs with the development of the various schools of the Campus and is reasonably supported by the numbers of students, faculty, and Campus personnel. The Campus Housing Phasing Plan shall be submitted as part of the application for the amended AUP or in connection with any Campus Housing Entitlement(s), as applicable, as described in Section 4(A) and 4(B) of this MOU.

(B) Affiliation of Campus Housing. In order to establish and maintain adequate affiliation with the Campus, all land for Campus Housing as designated in the Conceptual Master Plan, or as hereafter amended or added, shall be subject to a restrictive covenant ("Covenant") duly recorded in the Office of the Fresno County Recorder which provides that no parcel or portion of land designated for Campus Housing may be sold without first offering the parcel or land for sale to the CHSU for a period of no less than thirty (30) days.

The Covenant shall run with the land and operate as a restrictive covenant on the parcels and land for as long as the Campus continues in operation in the R-T Park. Additionally, the operational rules for any multi-family Campus Housing (“MFR Rules”) shall include provisions for targeted marketing to students, faculty and Campus personnel as a first priority and leasing alternatives or terms available to students, faculty, and Campus personnel that are not available to the general public. The Covenant and MFR Rules shall be subject to City review and approval in connection with the applicable land use entitlement(s) as provided in Section 4 of this MOU.

3. Architectural Guidelines and Campus Connectivity. All Campus buildings and improvements, including Campus Housing, whether included in the Conceptual Master Plan or hereafter amended or added, shall be in conformance with applicable City architectural guidelines and development standards for the R-T Park. In addition to architectural and design connectivity, physical connectivity between and among Campus buildings and Campus Housing shall be provided, and may be in the form of improved walking and biking trails or paths between Campus buildings and Campus Housing, landscape improvements, Campus signage, and other features of physical connectivity. The design and layout of Student Housing, including the required physical connectivity features, shall be subject to City review and approval in connection with the applicable land use entitlement(s) as provided in Section 4 of this MOU.

4. Land Use Entitlements. The parties contemplate that the Conceptual Master Plan will include, but may not be limited to, the following land use entitlements. CHSU acknowledges and agrees that its dealings with the City in connection with processing any land use entitlements or permits for the Campus development, including Campus Housing, shall be at arms-length and nothing herein shall be deemed to have committed the discretion of the City, any City officer or employee, or the City Council with respect thereto.

(A) Amended AUP. CHSU shall submit an application to the City for amending the AUP to incorporate the Conceptual Master Plan diagram and CHSU Master Plan Phasing diagram, and the City shall process the application for the amended AUP in accordance with applicable provisions of the City’s Development Code. Any proposed changes to the Conceptual Master Plan diagram or CHSU Master Plan Phasing diagram that propose to add land for Campus Housing or propose a change in land use from as shown in either diagram included in Exhibit A attached hereto shall require City Council approval in the form of an amendment to this MOU approved and signed by both parties. Minor changes to the Conceptual Master Plan diagram or CHSU Master Plan Phasing diagram not addressed in the previous sentence and may be processed as an amended AUP in accordance with the City’s Development Code.

(B) Campus Development and Campus Housing Entitlements. Any necessary entitlements for the Campus development, improvements, and buildings, including Campus Housing (whether multi-family or single family residential), shall be processed in accordance with the City’s Development Code and applicable standards. Nothing in this MOU shall prohibit CHSU from selecting a builder to develop any portion of the Campus and Campus Housing, provided that any application for a land use entitlement for the Campus development and Campus Housing is submitted with CHSU approval and contains a signature of a duly-authorized CHSU representative.

(C) CEQA. Appropriate environmental review shall be conducted in connection with any land use entitlement issued by the City for the Campus development, including Campus Housing.

5. Term of MOU and Termination. Except upon termination as provided herein, this MOU shall be in effect for an indefinite period of time and for as long as the Campus is in operation in the R-T Park. This MOU shall automatically terminate upon: dissolution or termination of the existence of CHSU; CHSU insolvency; appointment of a receiver for any asset of CHSU; CHSU's assignment for the benefit of creditors; or the commencement of any proceeding under any bankruptcy or insolvency law by or against CHSU.

6. Assignment. Except with respect to the development, operation, and management of Campus Housing in accordance with this MOU, and the preparation, management, and operations of the applicable Covenant and MFR Rules for the various Campus Housing, CHSU may not assign or sublet any rights or obligations under this MOU or any interest in this MOU without the prior written consent of the City. City will not unreasonably withhold its consent provided any successor entity assumes the obligations under this MOU and provides satisfactory evidence to City that it has the resources to perform all CHSU obligations under this MOU.

7. Amendment. This MOU may not be modified, amended, changed, or terminated, unless otherwise expressly provided herein, in whole or in part, except by an agreement in writing duly authorized and executed by authorized representatives of the City and CHSU.

8. Notice. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party shall be in writing and either served personally or sent by prepaid first class mail. Notice shall be deemed communicated only when received either personally by the party to whom notice is to be given or when received by registered mail at the address of such party as herein provided.

CHSU:

California Health Sciences University
 Attn: Florence Dunn, CEO
 120 N. Clovis Avenue
 Clovis, CA 93612

City:

City of Clovis
 Attn: City Manager
 1033 Fifth Street
 Clovis, CA 93612

Either party may designate a different address by notifying the other party of the change of address.

9. Waiver. No delay or omission in the exercise of any right or remedy of City on any default by CHSU shall impair such right or remedy or be construed as a waiver. City's consent to or approval of any act by CHSU requiring City's consent or approval shall not be deemed to waive or render unnecessary City's consent to or approval of any subsequent act by CHSU. Any waiver by City of any default must be in writing and shall not constitute, operate as or be construed to be a continuing waiver of any other default concerning the same or any other provision of this MOU. The single or partial exercise by any party shall not preclude any other or future exercise thereof or the exercise of any other right.

10. Relationship of Parties; No Third Party Beneficiaries. This MOU is not intended to and shall not be construed as creating a new joint powers authority or other entity, or relationship of joint venturers, partners, or employer-employee between the City and CHSU. The City is not, nor shall it become or be deemed to be, a partner or a joint venturer with CHSU by reason of the provisions of this MOU, nor shall this MOU be construed to authorize either party to act as the agent for the other. This MOU does not create and shall not be construed to create any rights, including without limitation third party beneficiary rights, enforceable by any person, entity, or organization not a party to this MOU.
11. Construction of MOU. This MOU is the product of negotiation and preparation by and among each of the parties hereto and their representatives, and the parties agree that this MOU shall not be deemed to have been prepared or drafted by any one party. Accordingly, the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this MOU. This MOU shall be construed and interpreted in accordance with the laws of the State of California.
12. Severability. The unenforceability, invalidity, or illegality of any provision of this MOU shall not render the other provisions unenforceable, invalid, or illegal.
13. Entire MOU. With respect to the subject matter hereof, but not including the AUP which shall continue according to its terms and conditions and as may be subsequently amended, this MOU, including each of the Exhibits attached hereto and incorporated herein, constitutes the entire agreement between the City and CHSU pertaining to the subject matter hereof and supersede any and all previous negotiations, proposals, commitments, writings, agreements, and understandings of any nature whatsoever between the City and CHSU with respect to the Campus and Campus Housing. Each party has made its own independent investigation of the subject matters of this MOU and is not relying upon any representation not specified herein.
14. Voluntary MOU. Each party represents and warrants to the other party the following: they have carefully read this MOU, and in signing this MOU, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in this MOU, or have knowingly chosen not to consult legal counsel as to the matters set forth in this MOU; and, they have freely signed this MOU without any reliance upon any agreement, promise, statement, or representation by or on behalf of the other party, or their respective agents, employees, or attorneys, except as specifically set forth in this MOU, and without duress or coercion, whether economic or otherwise.
15. Authority to Execute. The signatories to this MOU represent that they have received authority from their respective governing body to execute this MOU.
16. Counterparts. This Agreement may be signed in any number of counterparts by the Parties such that the signatures may appear on separate signature pages. Facsimile or other electronic signatures shall be binding in the same manner as originals. A copy or an original, with all signatures appended together, shall be deemed to be a fully executed original Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this MOU to be effective on the Effective Date provided herein.

California Health Sciences University, LLC,
a California limited liability company

City of Clovis

By: _____
[Name] _____
[Title] _____

By: _____
Luke Serpa, City Manager

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DRAFT

EXHIBIT A

Operational Statement

DRAFT

OPERATIONAL STATEMENT
 Administrative Use Permit
 California Health Sciences University
 Research and Technology Park
 Clovis, California
 February 1, 2021

1. Current Health Sciences University Operations

California Health Science University, LLC (CHSU or the CHSU) currently operates two (2) health sciences colleges: its College of Pharmacy (COP) and associated administrative buildings at its sites at 120 N. Clovis Avenue and 45 N. Clovis Avenue, which opened in 2014; and, its College of Osteopathic Medicine (COM), where instruction began in Fall of 2020 in the Clovis Research and Technology Park (R-T Park or Park). The COM Campus is sited on twenty (20) acres within the tan-shaded area on the attached CHSU Masterplan Phasing Map (12/28/21) and is further depicted on the Conceptual Master Plan (1/31/21) layout, also attached. Geographically, it is located near the intersection of Magnolia and Alluvial Avenues just west of Temperance Avenue and Owens Mountain Parkway and is referred to as CHSU’s “Alluvial Campus.” For reference, this Alluvial Campus serves to anchor CHSU’s original Site 1, now expanded from 29 to potentially 45 acres. Beyond this college, it is expected CHSU’s overall campus/affiliated housing and ancillary uses will, at full build-out, account for between 123 to 138 acres, or more – that is, 36% to 41%, or more – of the R-T Park’s 340-acre total footprint.

Under a Memorandum of Understanding (MOU) between the parties, CHSU’s ownership group (referred to as “CHSUOG”) is pleased to reiterate its intent for its Master Development (MDP) to serve the City of Clovis, within the Park, as a fully integrated, live-work-play, walkable campus that is also self-sustaining. To achieve this aim in an ever-changing world, its campus site plans and range of affiliated and ancillary uses will require the flexibility prescribed for the Park by the City’s land use and zoning designations and its Focus Area overlay, as will be further discussed below.

2. Background

Several years ago, the Assemi Group of companies was approached by several administration members and councilpersons of the City of Clovis and asked to relocate its campus to the City’s R-T Park from its intended site already owned at Millerton New Town. After several meetings with its then-Planning Director, City Manager, City Attorney, the City of Clovis Planning Department, as well as its Community and Economic Department, CHSUOG’s principals purchased its first approximately twenty-four (24) acres of land within the R-T Park boundaries and focused its efforts in the City of Clovis – rather than in the Millerton township within the larger County of Fresno. In the following several years, CHSUOG’s principals also negotiated future purchases of land, through many transactions,

to host its then-total one hundred (100) acre need and the land use entitlement process with the City of Clovis commenced. In August of 2016, an Administrative Use Permit (AUP) was approved by the City of Clovis and CHSU's first college of medicine was built, enrollment began, and instruction within the Park commenced. On that early date, before the acquisition of additional acreage was complete to meet all needs of the CHSU campus as envisioned by its principals, CHSUOG's planned affiliated student and faculty housing was "parked" on acreage within the Park then under ownership, with an understanding with the City of Clovis that its AUP would be amended upon the completion of additional, future land purchases. The CHSUOG now seeks to amend its AUP in accord with its original intention, in 2016. As demonstrated by its 2016 AUP, it has always been CHSUOG's view that housing elements are a permissible, affiliated use within the Park reasonably expected pursuant to its Focus Area overlay – further discussed in the Master Development Plan section below – and as such those elements remain a part of CHSUOG's vision for its campus for the primary purpose of attracting, serving, and retaining CHSU students and faculty alike.

3. Goals

As the public and private goals of the City of Clovis and the CHSUOG remain aligned, CHSU, as an institution of higher learning unique to our area, when fully developed, will fully realize its mission to sustainably increase the quality of medical-related education and resulting employment within the San Joaquin Valley for many years to come. All future phases and elements of the MDP will contribute to a vibrant and complete educational experience of distinction where the essential needs of its faculty, students, and surrounding and supporting community members are met – all within minutes of the heart of the City of Clovis and with the "Clovis Way of Life" in mind. With the expanding campus/affiliated housing, the additional ancillary phases and elements of CHSU's MDP may include, for example: administrative space, amphitheaters and other outdoor spaces, auditoriums, libraries, clinics, day care facilities, libraries, student centers/lounges, dining halls, commercial eateries/restaurants, and a neighborhood market. All told, over the term of its anticipated 20-year build-out, the CHSU campus will create an exponential number of new jobs across nearly all employment sectors and materially contribute to the property tax base of the City of Clovis as well as substantially increase sales tax revenue within the City of Clovis. To that end, CHSUOG's principals have commissioned a third-party economic analysis to quantify the number of jobs and measure of economic activity expressed as dollars added to Gross Domestic Product, or "GDP", projected to be generated by the CHSU enterprise over just the next seven (7) years of its 20-year total build-out based on CHSU's and the CHSUOG's current overall planning strategy. As the analysis indicates, as: 1) salaries and other operations expenditures, and student spending occurs, and, 2) capital expenditures are expended through the build-out of CHSU's MDP, and those two categories of dollars "ripple" through the economy – often referred to as a multiplier effect – CHSU is expected to be responsible for creating more than 2,500 jobs and stimulating nearly 1 billion dollars in

new economic activity. (580 million dollars generated by CHSU enterprise and student spending, and 351 million dollars, respectively, or 931 million dollars total).

4. Master Development Plan

In addition to the COM Alluvial Campus occupying 20 acres, roughly 103 acres are now owned (with another 15 acres in various stages of acquisition negotiations, bringing the total undeveloped acreage to 118) and planned for future campuses, affiliated housing and other ancillary services described herein. So noted, as CHSU expands with possible disciplines of Occupational Therapy, Dentistry, Optometry and other medical programs its needs and requirements will, no doubt, require change to meet market demand. CHSU's development plans will, necessarily, be revised and refined; refinements to the locations of additional colleges (and what disciplines those colleges may instruct) may be arrived at and/or change altogether, and its affiliated student and faculty housing units may also be modified. Site plans will therefore evolve, and likely evolve again, as future needs present themselves and market demand comes into focus.

As set forth in the General Plan for the City of Clovis, the R-T Park has been identified as being located in a Focus Area of the City, meriting the assignment of additional flexibility as it is designed, planned and built-out, in part due to its underlying large assemblage of land predictably resting under multiple ownerships. As stated in the General Plan, such a Focus Area assignment **“complements a property’s General Plan land use designation and may expand permissible uses, introduce new policy requirements, augment development standards, or simply call attention to a complex property.”** Flexibility may take the form of **“finely-tuned site planning, the development of mixed uses, and coordinated land use planning”** to ensure harmony within the R-T Park. This Focus Area assignment is particularly appropriate given CHSU's anticipated large, 138 (or more) acre campus build-out as compared to the small, undeveloped parcels which now remain in the Park.

CHSU's proposed MDP including its affiliated faculty and student housing, its supporting commercial, and each of its other uses are indeed ancillary and complementary to the Park's existing land use designation and Focus Area assignment, with its build-out strengthening the integrity, character, and the City's intended use for, the site as a whole. As CHSU proceeds under its MDP to full build-out, and at all points in between, the use, connectivity and proximity of its affiliated elements (whether complementing or supporting, or both, the CHSU campus) will serve to demonstrate that each of its project components are necessary and essential and have been included in the MDP for the primary benefit of CHSU and the dynamic nature of its colleges, students and faculty.

5. Status of Land Use Entitlements, Size of Overall Project Site

As its AUP is amended and development moves forward, CHSU and its selected builders will work collaboratively to develop a written MDP illustrative of the integration of the project's three (3) distinct future development phases. CHSU's principals also note all improvements

will comply with applicable provisions of the City’s Municipal Development Code of the City of Clovis, including the City-led effort to bring the zoning of parcels within the Park into consistency with the City’s General Plan, and the Architecture Guidelines established for the R-T Park itself. For ease of reference, the phases of build-out and their estimated acreages (based on acquisitions currently in progress or contemplated) are indexed on the legend within the attached map, totaling 138 acres (for identification purposes), and entitled CHSU Masterplan Phasing.

- Phase I: original Site 1, now expanded through subsequent acquisitions of acreage to support additional schools; and, a variety of buildings, structures and outdoor areas/uses to support, for example, administrative space, clinics, auditoriums, daycare facilities, student centers/lounges, each free-standing or multiple complementary uses aggregated together, as appropriate (45 acres);
- Phase II: student and faculty affiliated housing on its original Site 3, also now similarly expanded, the commencement and timing of which will proceed as the build-out of Phase I occurs (70 acres);
- Phase III: future schools of medicine, currently planned to include Optometry, Dentistry and Occupational Therapy and related, supporting uses on its original Site 2; and, ancillary/supporting commercial on its Site 4, representing acquired acreage located between the proposed faculty and student housing sites (23 acres);

All phases, particularly CHSU’s affiliated housing to occur in Phase II, again, will strengthen the long-term growth and continued viability of CHSU and, again, round out the essential elements of a quality, complete, and convenient educational and living experience for those attending, supporting, or otherwise economically connected to CHSU’s MDP, whether through new jobs creation or through benefitting from the wages earned by those teaching on campus or employed nearby upon graduation.

6. A Look at University Housing Solutions, CHSU Affiliated Housing, Connectivity & Sense of Place and Timing

Today, by necessity, universities must become more creative in accommodating the housing needs of undergraduate and graduate students and students with families, in addition to post-PhD researchers, faculty, visiting scholars and staff members. As a result, universities are increasingly entering into public-private agreements or working with public and private stakeholders, or some combination thereof, to assure that a variety of university affiliated housing opportunities are made, and remain, available to their campus communities. In that context, CHSU intends to harness creative solutions to overcome obstacles which to date have slowed the rate of growth of medical professional graduates and, it follows, the population of the local, working medical professional community.

For further context, the University of California system, for example, is engaged in a multi-year housing initiative to accommodate its growing student population. While acknowledging the differences between the University of California and private colleges

such as CHSU, a wide variety of campus needs and services can nevertheless be brought to even single-campus institutions like CHSU through the leveraging of private industry experience and investment, and the innovations and efficiencies associated with successful and seasoned developers of private-sector real estate. In this instance, CHSU's needs not only include faculty and student housing but, as previously stated, on-campus libraries, student union spaces, and meal and dining options at both utilitarian and enjoyment/entertainment price points. These are the very necessary and essential uses intended to be built-out under the referenced MDP to serve CHSU in perpetuity, creating a vibrant and varied and, moreover, complete educational approach for those learning, working and living within the R-T Park. (The proposed development may also, as demand dictates, include other ancillary uses supportive of a complete educational experience not yet confirmed by CHSU's principals).

CHSU's affiliated housing would be located in close proximity to CHSU and designed with its diverse occupants in mind. For example, given the referenced post-graduate nature of CHSU's curriculum, its students are expected to be older than the majority of those found in typical undergraduate programs. By further example, College of Pharmacy students, long term, will range in age between 23 and 30 years old, and on average will range from 25 to 27 years old. Such older students generally have different housing needs, with some anticipated to be married and/or have families. Consequently, CHSU housing options will more closely resemble apartment-style than the dormitory model typically found in other undergraduate housing options designed for those transitioning from high schools to 4-year universities.

As referenced, the proposed housing elements of the MDP are sited on approximately 70 acres within the Park, northeast of CHSU's existing Alluvial Campus within the R-T Park. Two hundred and eighty-six (286) apartments, sixty-four (64) townhouses, and roughly two hundred and fifty (250) single-family houses are, at present, on the drawing board. As currently contemplated, the student housing element features 572 parking spaces (198 garages and 374 stalls), a 4,000 SF facility serving as a student union/clubhouse facility and various amenities in support of the CHSU's student population, faculty and visitors. A second facility will house a library for residents' use. This student housing element will include the completion of remaining segments of the existing trail system, strengthening the already partially in-place connectivity between campus uses within CHSU's overall MDP thus fulfilling the essential needs of those students requiring housing as they attend college within the CHSU campus. On the other hand, the roughly two hundred and fifty (250) free-standing housing units currently also on the drawing board will be geared more closely to faculty housing – but with both housing elements subject to refinement as CHSU's MDP moves forward.

While occupancy within either of CHSU's housing elements will not be exclusively restricted to either students or faculty, all units constructed as part of this phase of the MDP will have occupancy offered, first and foremost, to those enrolled and teaching at CHSU. Moreover,

this on-going priority availability of on-campus housing options will remain essential to CHSU's ability to attract bright minds to teach and learn at the various colleges; to that end, CHSU will reserve a first-right-of-refusal, in favor of CHSU, to purchase upon their initial sale and re-sales through a recorded covenant applicable to all CHSU affiliated housing units within the Park's boundaries. In this way, both types of affiliated housing are guaranteed to remain available to CHSU, ensuring the long-term viability of CHSU's teaching and learning curriculums. Such covenants will serve to again demonstrate, first and foremost, that these housing assets will benefit in perpetuity the CHSU enterprise.

A word about timing – while the need for student housing has already been triggered, its demand will have substantially accelerated by 2023; by comparison, faculty housing is needed now with housing starts (construction) necessary in 2021, if 2022 deliveries are to become a reality. Student housing is intended to be constructed as various colleges are brought on-line. As is the instance with CHSU's MDP itself, depending on changes in economic cycles and the demand associated with different educational sectors, the number of units are, not unexpectedly, also subject to future change. Nonetheless, it is anticipated each of the CHSU colleges will be able to accommodate growth as its start-up student enrollment and full program enrollment occurs. Beyond the issue of availability of habitable and comfortable student and faculty living space, such growth will, for example, suggest an increased need for a measure of additional parking which can easily be accommodated within the proposed planning area. Conversely, campus housing on and in close proximity to the various CHSU schools of medicine may reduce required on-site parking, which will be more closely examined as each phase of affiliated housing is proposed.

CHSU also understands its campus, and the larger R-T Park, will be “home” as well as serve as a “sense of place” for those working, studying, and living near it or in close proximity to it. Accordingly, it acknowledges and envisions an ease of connectivity among its elements – whether one is attending instruction, studying in an on-campus library, or working at or visiting, for example, its day care facility. Likewise, when dining at a Park eatery, or ordering take-out to sustain one through extended hours studying or researching within on-campus housing, or even while purchasing groceries at what CHSUOG's principals currently envision as a supportive, neighborhood market on its commercial site near the on-campus affiliated faculty and student housing. As such, the CHSUOG believes not only the architecture of buildings and spaces are of utmost importance, but its overall interior circulation pattern, including roundabouts, open space, trails, sidewalks, pedestrian crossings, and careful planning are important aspects enhancing one's experience of CHSU and the larger 340-acre R-T Park site. As the Master Development Plan is focused on each of its future phases, care will be taken, and a high priority given to ensuring one's ease of physical connectivity and “sense of place” while at the CHSU campus.

7. Master Development Plan Project Architecture

As is reflected in CHSU's existing colleges, all future buildings, spaces and ancillary uses will be designed in accord with the referenced City-adopted architectural guidelines for the R-T Park as well as prevailing and/or applicable building codes. High-quality designs, contemporary appearances and simultaneous incorporation of materials that reflect the existing character of the City of Clovis will continue to be utilized in all phases of CHSU's MDP components. CHSU will continue to work with staff of the City of Clovis and its appropriate design review committees to determine specific colors and materials to be evaluated during all phases of the MDP, including its affiliated housing elements.

8. Economic Impact, Jobs Creation and Other Financial Metrics

CHSU's principals have retained John Quiring, of Quadknopf, Inc. to prepare an economic impact analysis of the CHSU enterprise, with completion nearing in January 2021. This analysis will examine CHSU's existing and future facilities and operations, including but not limited to its existing operations at both of its current locations. Areas of examination will include: 1) job creation and the multiplier effects of the CHSU enterprise on indirect and induced economic expansion; 2) wage impacts detailed by economic sector spending; 3) tax revenue and impact on local, State and Federal tax expenditures; 4) supply chain effects on local goods and services purchases; 5) differentiation between construction and operation short- and long-term effects; and, 6) a cumulative seven (7) year outlook of total economic impacts.

9. Site Plans and Building Permits

Following amendment of CHSU's existing AUP, first approved in 2016, it is anticipated all future site plan and building permit applications submitted by the principals of CHSU will follow the customary approval process, through the City of Clovis Planning and Building Departments.

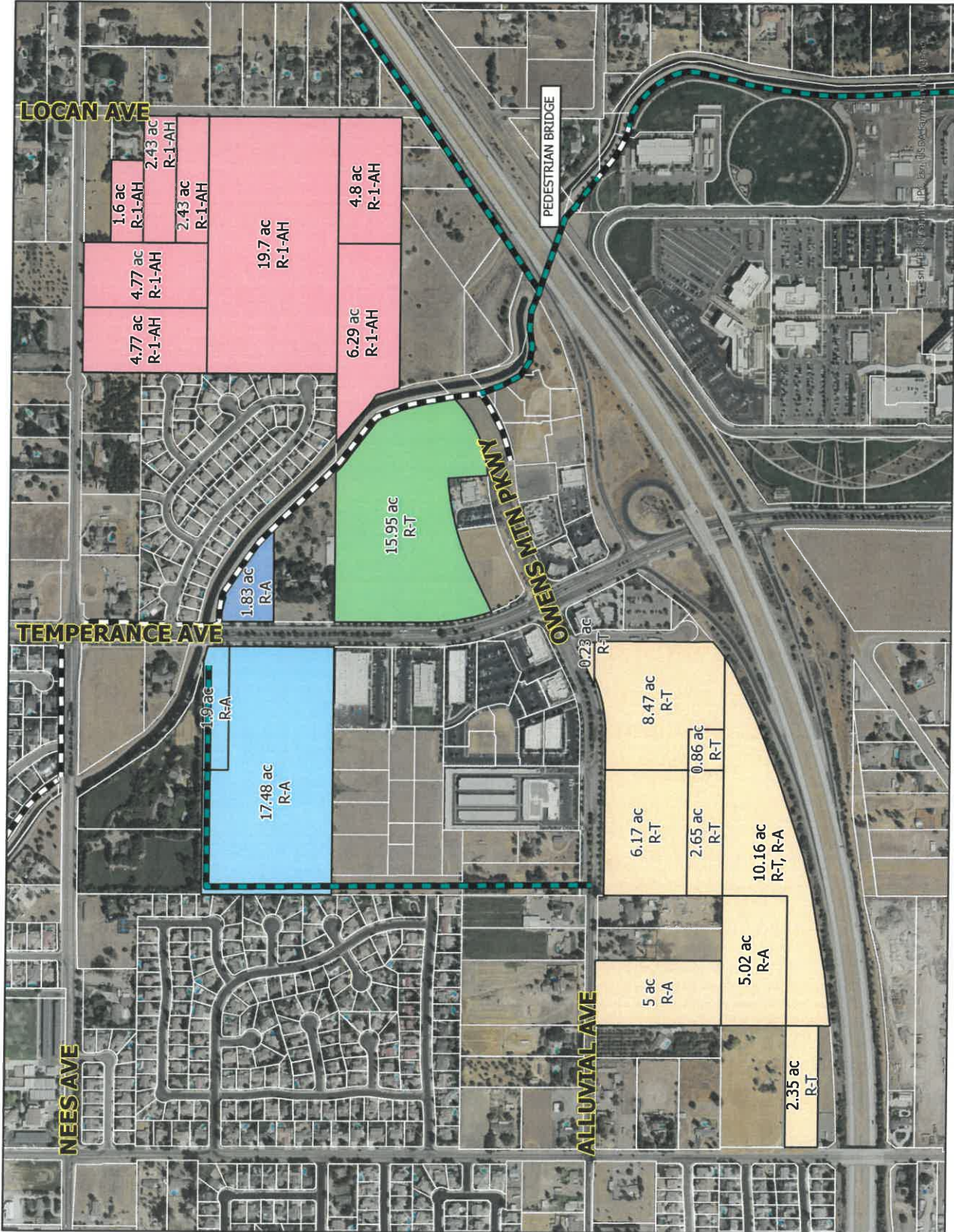
CHSU MASTERPLAN PHASING

PHASE/TYP

- PHASE 1 CAMPUS +/- 45 ac
- PHASE 2 MF +/- 20 ac
- PHASE 2 SF +/- 50 ac
- PHASE 3 CAMPUS +/- 16 ac
- PHASE 3 ANCILLARY COMMERCIAL +/- 7 ac

TRAILS

- Existing
- Planned

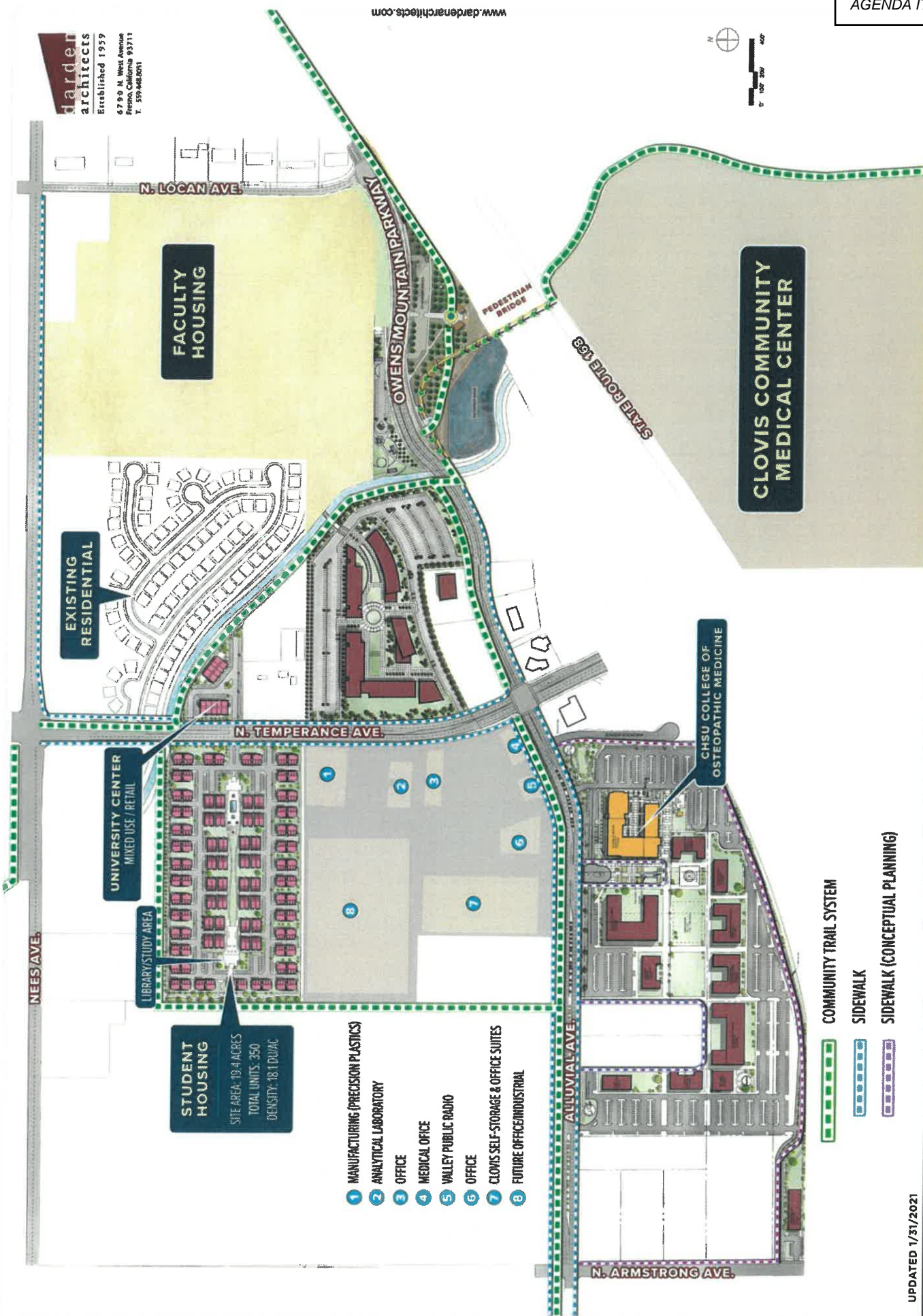


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 TOTAL UNITS: 350
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- 3 OFFICE
- 4 MEDICAL OFFICE
- 5 VALLEY PUBLIC RADIO
- 6 OFFICE
- 7 CLOVIS SELF-STORAGE & OFFICE SUITES
- 8 FUTURE OFFICE/INDUSTRIAL

**CHSU COLLEGE OF
 OSTEOPATHIC MEDICINE**

**CLOVIS COMMUNITY
 MEDICAL CENTER**

- COMMUNITY TRAIL SYSTEM
- SIDEWALK
- SIDEWALK (CONCEPTUAL PLANNING)

UPDATED 1/31/2021

ECONOMIC IMPACT ANALYSIS AND REPORT

CALIFORNIA HEALTH SCIENCES UNIVERSITY FOR THE YEARS 2020-2027

JANUARY 2021



CALIFORNIA HEALTH SCIENCES UNIVERSITY

AN ECONOMIC IMPACT ANALYSIS AND REPORT
FOR THE YEARS 2020-2027

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Project #200425

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SECTION 1 - GENERAL OUTLINE

1.1 - Executive Summary

California Health Sciences University (CHSU) is located in Clovis, CA and accredited by the WASC Senior College and University Commission (WSCUC). CHSU is committed to fulfilling its mission by educating future health care professionals and improving access to quality health care in the San Joaquin Valley. Founded in 2012 in response to the deficit of health care providers in the Valley and lack of local opportunities for students to pursue professional medical education, the University currently offers a Doctor of Osteopathic Medicine and a Doctor of Pharmacy program. CHSU students benefit greatly from the unique combination of high quality of life, affordable cost of living, and plentiful career opportunities in health care that the region provides.

To achieve that mission, CHSU is progressing with plans to for a planned development that would include the two existing colleges, CHSU's administrative operations, supportive services and ancillary uses as well as potential medical specialties such as optometry, dentistry, occupational therapy and others. It also includes capital investment in housing designed to support the future residential needs of faculty and students.

CHSU requested an analysis to determine the overall economic impact on the local economy of their overall operations, student spending impacts and capital investment. This analysis will encompass seven years of operations and growth as the CHSU grows from its current 2020-21 base of 128 employees and over 200 students to more than 200 employees and 1000 graduate students by FY 2026-27.

The analysis was conducted using Input-Output (I-O) modeling as the basic methodology utilized for most modern economic impact analysis. All industries, households, and government in the economy are connected through buy-sell relationships. Therefore, a given economic activity supports a ripple of additional economic activity including jobs and purchases throughout the economy. Originally studied as the "multiplier effect" of economic investment, I-O modeling using the IMPLAN software system achieves an exponential increase in accuracy and interrelationships between more than 540 economic sectors. Current modeling allows us to ascertain direct job and spending impacts of a particular economic event. In addition, IMPLAN allows us to determine the indirect economic impacts on the vendors of the affected business as well as the induced economic impacts of employee and student spending.

This analysis included three distinct areas for a comprehensive overview of the economic impact of the CHSU proposal. They are:

1. CHSU Operations including faculty, staff, and all related operational spending
2. Student spending for living expenses while in attendance
3. Capital expenditures on facilities related to CHSU facilities and new housing

The study shows the creation of more than 530 permanent jobs from CHSU operations and student spending, as well as another 2024 one-time annual jobs in construction and other economic sectors resulting from capital investment in facilities and housing projects. As a result, cumulative economic output of more than \$580 million from CHSU and students spending and more than \$350 million from capital investment is also injected into the local and regional economy during the seven-year period of analysis.

1.2 - Introduction

California Health Sciences University (CHSU) is located in Clovis, CA and accredited by the WASC Senior College and University Commission (WSCUC). CHSU is committed to fulfilling its mission by educating future health care professionals and improving access to quality health care in the San Joaquin Valley. Founded in 2012 in response to the deficit of health care providers in the Valley and lack of local opportunities for students to pursue professional medical education, the University currently offers a Doctor of Osteopathic Medicine and a Doctor of Pharmacy program. CHSU students benefit greatly from the unique combination of high quality of life, affordable cost of living, and plentiful career opportunities in health care that the region provides.

While their growth and impact on the medical community is rapidly advancing, their impact on the economic well-being and fiscal development of the city, county and region is less understood. To provide a clearer picture of this impact on the greater metropolitan area, CHSU retained QK, Inc. to prepare an economic impact analysis of the CHSU enterprise and related fiscal inputs. This analysis will examine the economic and employment impacts of CHSU's existing and future facilities and operations, including but not limited to its existing operations at both of its current locations. Areas of examination include: 1) job creation and the multiplier effects of direct employment on indirect and induced economic expansion; 2) wage impacts on the regional economy 3) impact on local, State and Federal tax expenditures; 4) the effects of institutional and student spending on the regional economy 5) additional on-time effects of major capital spending on development projects, 6) and a cumulative seven (7) year outlook of total economic impacts (base year 2020-21 and six additional projected years).

1.2.1 - PROJECT OVERVIEW – SCOPE OF CHSU OPERATIONS

The CHSU has experienced rapid growth since the introduction of their first class of graduate students. They currently operate two health sciences colleges:

- The College of Pharmacy (COP) and associated administrative buildings at its sites at 120 N. Clovis Avenue and 45 N. Clovis Avenue, which opened in 2016; and,
- The College of Osteopathic Medicine (COM), which began instruction in Fall of 2020 within the City of Clovis Research and Technology Park (R-T Park). CHSU's COM Alluvial campus is located on twenty (20) acres near the intersection of Magnolia and Alluvial Avenues just west of Temperance Avenue and Owens Mountain Parkway.

At full project build-out, it is expected CHSU's campus, supportive services and ancillary uses could account for 138 or more acres. Future medical specialties are expected to contribute to the ongoing growth of operations may include advanced education such as optometry, dentistry, occupational therapy and others. This analysis will encompass seven years of operations and growth as the CHSU expands from its current base of 128 employees and over 200 students to more than 200 employees and 1000 graduate students by FY 2026-27.

For the purposes of this study and to provide clarity for the data assessment, we have divided the total assessed economic activity into three distinct areas. These areas are then presented in a cumulative format for an overall picture of economic impact.

These three areas of economic impact assessment are:

1. Overall CHSU Operations (Section 1.3)
2. Student Household Income Spending (Section 1.4)
3. One-time Capital Investments (Section 1.6)

1.2.2 - MEDICAL/EDUCATIONAL INSTITUTIONS - ECONOMIC GROWTH ENGINES

The economic engines of medical institutions and higher education have occupied a growing importance in the world of economic and community development. In particular, the combination of these two sectors has proven to be a sound and valued economic strategy for the past several decades. Now labelled as the "Eds and Meds" strategy, it has proven to be a successful approach to revitalize communities, develop a stronger base of highly skilled workers, provide wage growth unmatched in other sectors and advance services to meet the needs of an aging population. Coupling the strength of both medical institutions and higher education has resulted in impacts unmatched by just one of these sectors.

States as diverse as New Jersey and Texas have adopted this strategy to enhance economic growth. Originally targeted to larger cities, it has also been increasingly applied with success in smaller communities. A recent review of the approach was conducted by the Brookings Institution in 2018. They concluded the following four major benefits:

Expanding "Eds and Meds" brings in new income to a metropolitan area. It does so by enabling those institutions to serve more students and patients who live elsewhere and who would not otherwise spend money in the metropolitan area.

Expanding "Eds and Meds" raises metropolitan residents' earnings by improving their skills. The presence of eds in a metropolitan area makes area residents more likely to earn college degrees and remain in the area to work.

Expanding university research spurs metropolitan economic development. University research can lead to the creation of new businesses in a metropolitan area and improve the performance of existing businesses.

Expanding "Eds and Meds" is likely to encourage other employers in a metropolitan area to pay higher wages as health care pays higher than average wages.

In summary, the combined and leveraged economic impact of medicine and higher education can serve as a significant driver to any community or region seeking to balance their economic growth strategy into a more diverse group of economic sectors.

1.2.3 - TECHNICAL DESCRIPTION OF ANALYSIS –INPUT/OUTPUT MODELING

Input-Output (I-O) modeling is the basic methodology utilized for all economic impact analysis. The foundational concept is that all industries, households, and government in the economy are connected through buy-sell relationships. Therefore, a given economic activity supports a ripple of additional economic activity throughout the economy. To complete the core analysis, an I-O Modeling software and system is utilized.

IMPLAN was used in this analysis and is an I-O modeling system that utilizes annual, regional data to map these buy-sell relationships so users can predict how specific economic changes will impact a given regional economy or estimate the effect of past or existing economic activity.

IMPLAN is the leading provider of economic impact data and analytical software. The company began in 1972 working with the US Forest Service and has grown into the industry standard for this type of analysis. Its user base includes a wide range of academics, governments, economic developers, corporations, nonprofits, and consultants.

All analysis in IMPLAN is based on Output, which is the value of production by industry in a calendar year. IMPLAN Output data largely come from the same sources as those used by the Bureau of Economic Analysis (BEA) in developing their Benchmark Input-Output tables. Since output is the total production value of a sector, it includes all components of production value or output for a given sector.

The resulting impact analysis and data results are differentiated into three categories of output – direct impacts, indirect impacts and induced impacts. Combined, these provide a comprehensive overview of the impact of the institution being assessed in the time period delineated. These three categories are defined as follows:

DIRECT EFFECT

A Direct effect is the initial change in final demand in terms of Industry Output, Employment, and Labor Income Dollars. When you analyze final demand in IMPLAN, we call this a Direct Effect. For example, a business can be analyzed that directly employs a certain number of employees who are paid wages that are part of the company's revenue. These measures would all be the direct effect.

INDIRECT EFFECT

Indirect effects are the business to business purchases in the supply chain taking place in the region that stem from the initial direct industry purchases. As the Industry specified in an economic event spends their money in the region with their suppliers, this spending is

shown through the Indirect Effect. In our example, the business buys inputs as part of their production process from suppliers and service industries. The spending, wages and employment created in these affected industries are the indirect effects of the manufacturer's economic event.

INDUCED EFFECT

The Induced Effects stem from income being spent throughout the selected region, in this case the Fresno-Madera MSA. Typically, the income being analyzed are the wages of employees working in the Direct/Indirect Industries. For example, the employees of a business and its suppliers all spend their wages or other income throughout the economy in goods and services. The economic effects of this spending are the induced effects of the business's economic event. For example, educational institutions has students who pay living expenses into the local economy, thereby triggering induced effects into the local economy.

The analysis described in this report is based on an initial base year of data provided by CHSU with projected data for the following six years for a seven-year picture of economic impact. Using this expense data we will be developing four measures of economic impact. They are:

EMPLOYMENT

Employment data in IMPLAN follows the same definition as Bureau of Economic Analysis Regional Economic Accounts (BEA REA) and Bureau of Labor Statistics Census of Employment and Wages (BLS CEW) data, which is full-time/part-time annual average. Thus, 1 job lasting 12 months = 2 jobs lasting 6 months each = 3 jobs lasting 4 months each.

LABOR INCOME

Labor Income represents the total value of all forms of employment income paid throughout a defined economy during a specified period of time. It reflects the combined cost of total payroll paid to employees (e.g. wages and salaries, benefits, payroll taxes) and payments received by self-employed individuals and/or unincorporated business owners (e.g. capital consumption allowance) across the defined economy.

VALUE ADDED

Value Added is the added economic benefit that results from the presence of the institution throughout a defined economy during a specified period of time. It equals gross Output minus Intermediate Inputs (consumption of goods and services purchased from other industries or imported). Value Added is a measure of the additional contribution to GDP made by an individual producer, Industry, or Sector such as CHSU.

CUMMULATIVE ECONOMIC OUTPUT/REVENUES

All analysis in IMPLAN is based on economic output, which is the value of production by industry in a calendar year. For the purposes of this report, it is reported as the total

incremental increase in share of the regional economy (GDP) represented by the institution being analyzed.

1.3 - CHSU Operations Impact – Technical Analysis

This portion of the overall analysis combines the total economic effect of both operating colleges of the CHSU, administrative functions, faculty and staff costs and benefits and all related spending on goods and services to support the daily functions of the university. It does not include the one-time capital investments projected for the university or related real estate development (see Section 1.6)

1.3.1 - CURRENT COLLEGES AND PROJECTED GROWTH

CHSU operations impact is based on the actual staffing and student populations enrolled during the current school year. Subsequent years projections are based on careful analysis of CHSU and planning that has transpired since 2012.

**Table 1-1
CHSU Staff and Student Enrollment Projections**

| Staff | 20-21 | 21-22 | 22-23 | 23-24 | 24-25 | 25-26 | 26-27 |
|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| CHSU | 35 | 38 | 41 | 45 | 48 | 51 | 51 |
| Pharmacy | 35 | 33 | 33 | 34 | 35 | 37 | 38 |
| Medicine | 59 | 71 | 74 | 75 | 79 | 79 | 80 |
| Phys Assistant | | | 2 | 10 | 17 | 17 | 17 |
| Occ Therapy | | | | | 5 | 10 | 14 |
| Total | 128 | 142 | 149 | 163 | 184 | 194 | 200 |

| Students | 20-21 | 21-22 | 22-23 | 23-24 | 24-25 | 25-26 | 26-27 |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| CHSU | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pharmacy | 163 | 86 | 92 | 102 | 159 | 174 | 189 |
| Medicine | 79 | 196 | 353 | 509 | 585 | 676 | 727 |
| Phys Assistant | | | | | 36 | 72 | 108 |
| Occ Therapy | | | | | | | 45 |
| Total | 242 | 282 | 445 | 611 | 780 | 922 | 1069 |

1.3.2 - DESCRIPTION OF DATA INPUTS - BASE YEAR AND SIX ADDITIONAL (SEVEN TOTAL)

Current year actual spending was used to perform the IMPLAN I-O analysis for the 2020-21 fiscal year. These financials included all wage and benefit information for staff and faculty, all expenses expended by all CHSU operations and all other overhead expenditures. This section of the analysis does NOT include one-time capital expenditures related to new construction of facilities or the construction of any other related site related developments.

In addition to the results table below of the seven annual data runs of CHSU operations, individual reports for each of the annual runs are included in the Appendix A. These include

further information related to the actual economic sectors where all impact spending occurred.

1.3.3 - DIRECT, INDIRECT, AND INDUCED ECONOMIC EFFECTS

**Table 1-2
Economic Impact Results – CHSU Operations Only**

| Year | CHSU Operations Only | | | | | Cumulative Economic Output |
|------|----------------------|---------------|------------------------|------------------------|------------------------|----------------------------|
| | CHSU Ops Impacts | Employment | Labor Income | Value Added | Output | |
| 2021 | 1 - Direct | 128 | \$19,462,867.16 | \$25,516,364.21 | \$29,051,000.00 | |
| | Base | | | | | |
| | 2 - Indirect | 37.11 | \$2,516,753.13 | \$4,678,850.84 | \$8,470,403.53 | |
| | 3 - Induced | 105.18 | \$6,555,385.04 | \$12,094,232.86 | \$19,443,274.91 | |
| | Total | 270.29 | \$28,535,005.33 | \$42,289,447.90 | \$56,964,678.44 | \$56,964,678.44 |
| 2022 | 1 - Direct | 142 | \$21,201,801.07 | \$27,732,514.87 | \$31,341,184.29 | |
| | 2 - Indirect | 40.03 | \$2,715,156.92 | \$5,047,699.78 | \$9,138,152.84 | |
| | 3 - Induced | 114.45 | \$7,133,188.11 | \$13,160,272.62 | \$21,157,092.47 | |
| | Total | 296.48 | \$31,050,146.10 | \$45,940,487.27 | \$61,636,429.60 | \$118,601,108.04 |
| 2023 | 1 - Direct | 149 | \$21,653,339.44 | \$28,424,896.14 | \$32,497,000.00 | |
| | 2 - Indirect | 41.51 | \$2,815,287.82 | \$5,233,851.35 | \$9,475,154.16 | |
| | 3 - Induced | 117.09 | \$7,297,729.91 | \$13,463,788.83 | \$21,645,039.26 | |
| | Total | 307.6 | \$31,766,357.17 | \$47,122,536.32 | \$63,617,193.42 | \$182,218,301.46 |
| 2024 | 1 - Direct | 163 | \$22,697,159.71 | \$29,809,617.62 | \$34,133,000.00 | |
| | 2 - Indirect | 43.6 | \$2,957,018.16 | \$5,497,339.70 | \$9,952,162.88 | |
| | 3 - Induced | 122.77 | \$7,651,319.59 | \$14,116,128.96 | \$22,693,772.78 | |
| | Total | 329.36 | \$33,305,497.46 | \$49,423,086.29 | \$66,778,935.65 | \$248,997,237.11 |
| 2025 | 1 - Direct | 184 | \$23,713,130.08 | \$31,085,848.14 | \$35,382,000.00 | |
| | 2 - Indirect | 45.19 | \$3,065,221.82 | \$5,698,499.20 | \$10,316,333.96 | |
| | 3 - Induced | 128.15 | \$7,986,598.53 | \$14,734,724.36 | \$23,688,257.04 | |
| | Total | 357.34 | \$34,764,950.43 | \$51,519,071.70 | \$69,386,590.99 | \$318,383,828.10 |
| 2026 | 1 - Direct | 194 | \$24,503,078.46 | \$32,047,914.12 | \$36,208,000.00 | |
| | 2 - Indirect | 46.25 | \$3,136,780.05 | \$5,831,531.83 | \$10,557,170.87 | |
| | 3 - Induced | 132.27 | \$8,243,536.05 | \$15,208,794.47 | \$24,450,395.56 | |
| | Total | 372.51 | \$35,883,394.55 | \$53,088,240.42 | \$71,215,566.43 | \$389,599,394.53 |
| 2027 | 1 - Direct | 200 | \$25,180,882.47 | \$32,935,134.84 | \$37,213,000.00 | |
| | 2 - Indirect | 47.53 | \$3,223,845.45 | \$5,993,393.56 | \$10,850,198.84 | |
| | 3 - Induced | 135.93 | \$8,471,656.97 | \$15,629,662.55 | \$25,127,003.49 | |
| | Total | 383.46 | \$36,876,384.89 | \$54,558,190.95 | \$73,190,202.33 | \$462,789,596.86 |

The table above details the various impacts of the CHSU on the regional economy. For the purposes of this analysis, impact was contained to regional economic activity that occurred within the boundaries of the Fresno-Madera MSA.

For the base year, 2020-21, employment shows a significant impact from the multiplier effects of the 128 current (direct) employees of CHSU. When the indirect and induced effects

are included, we see a cumulative employment impact of 270 jobs in the local economy from CHSU. This impact is repeated in the labor income and added value categories. Total Cumulative Economic Impact for the base year is more than \$56 million.

Year by year projected growth highlights the growing annual impact realized from the base CHSU presence in the metropolitan region. By 2026-27, employment effects will be 383 jobs, labor income will exceed \$36 million and total output will exceed \$73 million. Total output for the seven cumulative years will exceed \$462 million for CHSU operations alone.

1.4 - Student HHI Spending – Technical Analysis

Students represent an important piece of the economic impact picture with any educational institution but need to be analyzed separately for accurate assessment. Students drive a significant amount of spending through their living expenses and generation of household income. However, they do not produce a direct impact through the production of any saleable goods or service. For this reason, they are assessed only for their generation of induced economic impacts through their actual expenditure of living expenses.

1.4.1 - LIMITATION AND SOURCES

CHSU has conducted extensive assessment of their student population, both those attending currently as well as projections of those who are expected to enroll in the future. Because of this we are able to gather a much more accurate overall view of their spending and demographic characteristics.

In general, they tend to be older than traditional undergraduate students, have a higher rate of marriage or life partners, and often have access to greater resources than a traditional undergraduate population. While many students are local residents, there is a greater portion that come into the area to attend CHSU at a rate higher than other educational institutions in the region. This information assisted us in performing the following I-O Implan analysis of the student household income in the following section for the current year as well as projected for six subsequent years. As in the previous section, annual computer run reports are available for each year in the attached Appendix A for additional information of actual spending in specific economic sectors.

The table below details the various impacts of student living expenditures on the regional economy. As with the previous section, impact was contained to regional economic activity that occurred within the boundaries of the Fresno-Madera MSA.

For the base year, 2020-21, employment resulting from student spending shows a significant impact from the multiplier effects of that spending in the local economy. When induced effects are assessed, we see a cumulative employment impact of 32 new jobs created in the local economy. This impact is repeated in the labor income and added value categories. Total Cumulative Economic Impact for the base year is more than \$6 million.

Year by year projected growth highlights the growing annual impact realized from the base student spending in the metropolitan region. By 2026-27, induced employment effects will be 153 new jobs created in the local economy, labor income will exceed \$9.6 million and total output will exceed \$29 million. Total output for the seven cumulative years will exceed \$117 million for student household income spending alone.

1.4.2 - INDUCED ECONOMIC EFFECTS

**Table 1-3
Economic Impact Results –Student Spending Only**

| Year | Student Spending Impact | Employment | Labor Income | Value Added | Output | Cumulative Economic Output |
|--------------|-------------------------|---------------|-----------------------|------------------------|------------------------|----------------------------|
| | | | | | | |
| 2021 Base | 1 - Direct | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 2 - Indirect | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 3 - Induced | 32.11 | \$2,013,797.02 | \$3,878,921.77 | \$6,200,527.05 | |
| | Total | 32.11 | \$2,013,797.02 | \$3,878,921.77 | \$6,200,527.05 | \$6,200,527.05 |
| 2022 | 1 - Direct | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 2 - Indirect | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 3 - Induced | 38.16 | \$2,393,589.15 | \$4,610,467.18 | \$7,369,915.70 | |
| | Total | 38.16 | \$2,393,589.15 | \$4,610,467.18 | \$7,369,915.70 | \$13,570,442.75 |
| 2023 | 1 - Direct | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 2 - Indirect | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 3 - Induced | 61.42 | \$3,852,618.84 | \$7,420,811.00 | \$11,862,301.46 | |
| | Total | 61.42 | \$3,852,618.84 | \$7,420,811.00 | \$11,862,301.46 | \$25,432,744.21 |
| 2024 | 1 - Direct | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 2 - Indirect | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 3 - Induced | 84.34 | \$5,289,775.53 | \$10,189,023.65 | \$16,287,339.76 | |
| | Total | 84.34 | \$5,289,775.53 | \$10,189,023.65 | \$16,287,339.76 | \$41,720,083.97 |
| 2025 | 1 - Direct | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 2 - Indirect | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 3 - Induced | 109.82 | \$6,888,128.91 | \$13,267,729.02 | \$21,208,706.33 | |
| | Total | 109.82 | \$6,888,128.91 | \$13,267,729.02 | \$21,208,706.33 | \$62,928,790.30 |
| 2026 | 1 - Direct | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 2 - Indirect | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 3 - Induced | 129.81 | \$8,142,121.61 | \$15,683,136.09 | \$25,069,778.51 | |
| | Total | 129.81 | \$8,142,121.61 | \$15,683,136.09 | \$25,069,778.51 | \$87,998,568.81 |
| 2027 | 1 - Direct | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 2 - Indirect | 0 | \$0.00 | \$0.00 | \$0.00 | |
| | 3 - Induced | 153.52 | \$9,629,054.59 | \$18,547,226.49 | \$29,648,079.15 | |
| | Total | 153.52 | \$9,629,054.59 | \$18,547,226.49 | \$29,648,079.15 | \$117,646,647.96 |

Average \$1625 per month with 70 % of student population. Balance locally living with family or others. Income source can include wage income, savings, family contribution, loans, income from spouse, etc.

1.5 - Combined CHSU Institutional Impact – Operations and Student Spending

Combining the data results of the fourteen data runs in Sections 1.3 and 1.4 provides us with a more comprehensive view of the total effect of CHSU operations (faculty, staff, overhead, operations, etc.) and the contributions of the graduate student population. That combined result is below:

1.5.1 - DIRECT, INDIRECT AND INDUCED EFFECTS

**Table 1-4
Economic Impact Results –Combined Ops and Student Spending**

| Year | Combined CHSU and Student spending Impacts – Non-Capital Spending | | | | | Cumulative Economic Output |
|--------------|-------------------------------------------------------------------|---------------|-------------------------|-------------------------|-------------------------|----------------------------|
| | Combined | Employment | Labor Income | Value Added | Output | |
| 2021 Base | 1 - Direct | 128 | \$ 19,462,867.16 | \$ 25,516,364.21 | \$ 29,051,000.00 | |
| | 2 - Indirect | 37.11 | \$ 2,516,753.13 | \$ 4,678,850.84 | \$ 8,470,403.53 | |
| | 3 - Induced | 137.29 | \$ 8,569,182.06 | \$ 15,973,154.63 | \$ 25,643,801.96 | |
| | Total | 302.4 | \$ 30,548,802.35 | \$ 46,168,369.67 | \$ 63,165,205.49 | \$ 63,165,205.49 |
| 2022 | 1 - Direct | 142 | \$ 21,201,801.07 | \$ 27,732,514.87 | \$ 31,341,184.29 | |
| | 2 - Indirect | 40.03 | \$ 2,715,156.92 | \$ 5,047,699.78 | \$ 9,138,152.84 | |
| | 3 - Induced | 152.61 | \$ 9,526,777.26 | \$ 17,770,739.80 | \$ 28,527,008.17 | |
| | Total | 334.64 | \$ 33,443,735.25 | \$ 50,550,954.45 | \$ 69,006,345.30 | \$132,171,550.79 |
| 2023 | 1 - Direct | 149 | \$ 21,653,339.44 | \$ 28,424,896.14 | \$ 32,497,000.00 | |
| | 2 - Indirect | 41.51 | \$ 2,815,287.82 | \$ 5,233,851.35 | \$ 9,475,154.16 | |
| | 3 - Induced | 178.51 | \$ 11,150,348.75 | \$ 20,884,599.83 | \$ 33,507,340.72 | |
| | Total | 369.02 | \$ 35,618,976.01 | \$ 54,543,347.32 | \$ 75,479,494.88 | \$207,651,045.67 |
| 2024 | 1 - Direct | 163 | \$ 22,697,159.71 | \$ 29,809,617.62 | \$ 34,133,000.00 | |
| | 2 - Indirect | 43.6 | \$ 2,957,018.16 | \$ 5,497,339.70 | \$ 9,952,162.88 | |
| | 3 - Induced | 207.11 | \$ 12,941,095.12 | \$ 24,305,152.61 | \$ 38,981,112.54 | |
| | Total | 413.7 | \$ 38,595,272.99 | \$ 59,612,109.94 | \$ 83,066,275.41 | \$290,717,321.08 |
| 2025 | 1 - Direct | 184 | \$ 23,713,130.08 | \$ 31,085,848.14 | \$ 35,382,000.00 | |
| | 2 - Indirect | 45.19 | \$ 3,065,221.82 | \$ 5,698,499.20 | \$ 10,316,333.96 | |
| | 3 - Induced | 237.97 | \$ 14,874,727.44 | \$ 28,002,453.38 | \$ 44,896,963.37 | |
| | Total | 467.16 | \$ 41,653,079.34 | \$ 64,786,800.72 | \$ 90,595,297.32 | \$381,312,618.40 |
| 2026 | 1 - Direct | 194 | \$ 24,503,078.46 | \$ 32,047,914.12 | \$ 36,208,000.00 | |
| | 2 - Indirect | 46.25 | \$ 3,136,780.05 | \$ 5,831,531.83 | \$ 10,557,170.87 | |
| | 3 - Induced | 262.08 | \$ 16,385,657.66 | \$ 30,891,930.56 | \$ 49,520,174.07 | |
| | Total | 502.32 | \$ 44,025,516.16 | \$ 68,771,376.51 | \$ 96,285,344.94 | \$477,597,963.34 |
| 2027 | 1 - Direct | 200 | \$ 25,180,882.47 | \$ 32,935,134.84 | \$ 37,213,000.00 | |
| | 2 - Indirect | 47.53 | \$ 3,223,845.45 | \$ 5,993,393.56 | \$ 10,850,198.84 | |
| | 3 - Induced | 289.45 | \$ 18,100,711.56 | \$ 34,176,889.04 | \$ 54,775,082.64 | |
| | Total | 536.98 | \$ 46,505,439.48 | \$ 73,105,417.44 | \$102,838,281.48 | \$580,436,244.82 |

For this section, we have added all the induced effects of the student household income spending to the base operations in Section 1.3 for a comprehensive picture of total economic activity attributed to the CHSU. For the base year 2020-21, the combined effects of direct, indirect and induced job creation results in a cumulative employment impact of more than 300 jobs in the local economy. This impact is repeated in the labor income and added value categories. Total Cumulative Economic Impact for the 20-21 base year is more than \$63 million.

Year by year projected growth highlights the growing annual impact realized from the base year in the metropolitan region. By 2026-27, employment effects will be 536 jobs, labor income will exceed \$46 million and total output will exceed \$102 million. Total output for the seven cumulative years will exceed \$580 million for the combined effects of the CHSU operations and student spending.

1.6 - Capital Investment Impact – Technical Analysis

Capital investment is generally a one-time investment in specific facilities, equipment or other construction. Because it is not an on-going expense it is often evaluated separately to account for the one-time nature of the expenditure. The CHSU campus anticipates ongoing investment in facilities, offices and student support expenditures. In addition, specific investments in housing related to the support of the campus environment designed to meet student, staff and faculty needs are anticipated. Those proposed housing projects include several single-family subdivisions as well as graduate student housing in apartments and townhomes.

These one-time investments are conservatively estimated and analyzed below. Please note that the economic impacts derived from these investments are not a recurring impact once the facility is complete. Job creation, labor income and value-added output is measured in terms of annual measures based on one-year equivalency.

1.6.1 - DIRECT, INDIRECT AND INDUCED ECONOMIC EFFECTS

**Table 1-5
Economic Impact Results – Capital Investment Only**

| Category | Capital Projects One-time Impact | One Year Equivalent Employment | Labor Income | Value Added | Output |
|-----------------------------------------------|----------------------------------------|--------------------------------|-------------------------|-------------------------|-------------------------|
| CHSU Facilities | 1 - Direct | 341.13 | \$27,400,171.69 | \$36,873,258.54 | \$55,000,000.00 |
| | 2 - Indirect | 70.65 | \$5,657,325.39 | \$9,107,766.44 | \$17,416,736.66 |
| | 3 - Induced | 155.93 | \$9,717,000.49 | \$17,904,519.12 | \$28,783,915.13 |
| | Total | 567.72 | \$42,774,497.56 | \$63,885,544.10 | \$101,200,651.79 |
| Single Family Projects | 1 - Direct | 508.21 | \$39,380,636.66 | \$56,075,985.67 | \$88,000,000.00 |
| | 2 - Indirect | 157.09 | \$11,063,916.63 | \$18,580,293.39 | \$32,602,449.04 |
| | 3 - Induced | 238.14 | \$14,839,477.65 | \$27,332,616.88 | \$43,940,726.53 |
| | Total | 903.44 | \$65,284,030.94 | \$101,988,895.94 | \$164,543,175.58 |
| Multi Family Apts & TH | 1 - Direct | 358.53 | \$27,897,344.58 | \$39,963,144.85 | \$49,000,000.00 |
| | 2 - Indirect | 47.89 | \$3,332,334.49 | \$5,517,186.73 | \$9,850,266.66 |
| | 3 - Induced | 147.08 | \$9,165,297.60 | \$16,879,577.33 | \$27,136,088.85 |
| | Total | 553.5 | \$40,394,976.67 | \$62,359,908.91 | \$85,986,355.50 |
| Total Capital Projects Economic Impact | Direct, Indirect & Induced* | 2024.66 | \$148,453,505.17 | \$228,234,348.95 | \$351,730,182.87 |

* Over the seven (7) year projection, the 2024 annual equivalent jobs created by capital spending would average 289 jobs per year (2024/7 = 289.14)

Capital investments, especially those related to major construction facilities, generate significant economic impacts to a regional economy. As is clear from the analysis above, the investments in facilities, single family construction and multifamily construction yields a high rate of economic activity.

CHSU facilities projections will generate over 500 jobs on a one-year basis as well more than \$100 million in cumulative economic impact. Single family and multifamily construction activity will yield similar impacts of over 900 and 550 jobs respectively and combined economic output of almost \$250 million. Total employment creation will be the equivalent of 2,024 annual positions over the seven-year span of the analysis. An alternative way to assess it is that the 2024 annual jobs averaged over the seven-year analysis yields an annual average of 289 construction and related spin-off jobs annually. In total, more than \$351 million in combined economic output will result from the one-time capital investments anticipated from these three investment sectors.

1.7 - Summary – Total Economic Impacts

In summary, the combined economic engines of medical institutions and higher education occupy a growing importance in the world of economic and community development. In particular, the combination of these two sectors results in a significant and important economic presence in the growing regional economy for the Central Valley. This impact is felt throughout the local economy in retail, services, manufacturing, transportation and other sectors. Its presence is marked by higher than average wages, continuous growth and a very positive future employment and growth outlook.

The combined potential of all sectors in this seven-year analysis show the depth of the impact. When you consider CHSU operations, student impacts on spending and potential capital investment the results are significant.

- More than 536 permanent well compensated jobs (Table 1-4.) from CHSU operations and student spending created, as well as another 2024 one-time annual jobs (Table 1-5.) in construction and related spinoff economic sectors resulting from capital investment in facilities and housing projects. An alternative method to express the annual jobs would be the creation of 289 jobs every year for 7 years for a total of 2,024 ($289 \times 7 = 2,024$).
- Cumulative economic output of more than \$580 million from CHSU and student spending and more than \$350 million from capital investment, for total cumulative economic impact of more than \$930 million into the regional economy during the seven-year period of analysis.

APPENDIX A

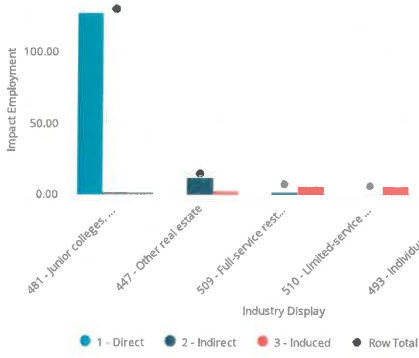
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Economic Indicators by Impact

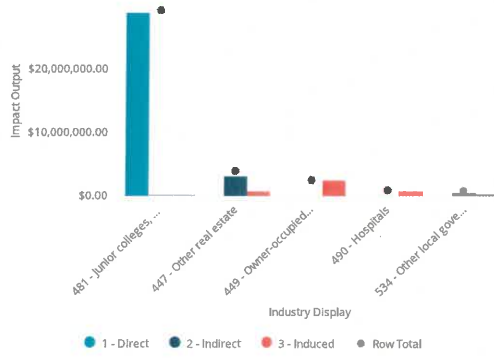
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| 1 - Direct | 128.00 | \$19,462,867.16 | \$25,516,364.21 | \$29,051,000.00 | 1 - Direct | \$138,390.82 | \$142,513.97 | \$84,856.67 | \$1,082,107.95 | \$3,953,329.16 | \$5,401,198.57 |
| 2 - Indirect | 37.11 | \$2,516,753.13 | \$4,678,850.84 | \$8,470,403.53 | 2 - Indirect | \$48,819.92 | \$49,952.31 | \$29,738.35 | \$210,949.48 | \$520,217.05 | \$859,677.11 |
| 3 - Induced | 105.18 | \$6,555,385.04 | \$12,094,232.86 | \$19,443,274.91 | 3 - Induced | \$221,461.05 | \$226,242.00 | \$134,688.48 | \$716,102.37 | \$1,411,418.16 | \$2,709,912.06 |
| Total | 270.29 | \$28,535,005.33 | \$42,289,447.90 | \$56,964,678.44 | Total | \$408,671.79 | \$418,708.28 | \$249,283.50 | \$2,009,159.80 | \$5,884,964.37 | \$8,970,787.74 |

Top 5 Employment Industries



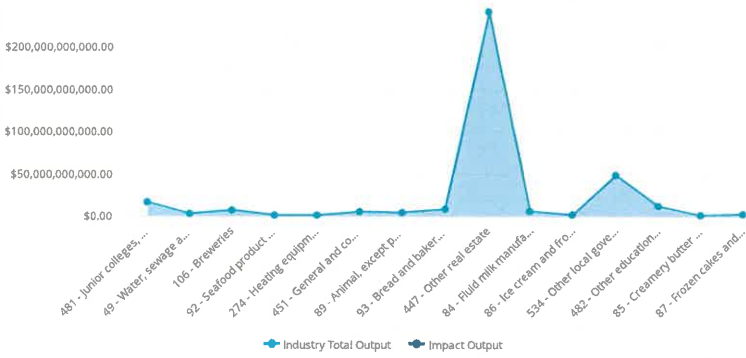
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|-------------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 481 | Junior colleges, colleges, universities, and professional schools | \$15,929,813,007.93 | \$29,351,072.32 | .18% |
| 49 | Water, sewage and other systems | \$2,421,111,304.64 | \$70,580.20 | .00% |
| 106 | Breweries | \$6,521,145,348.16 | \$166,698.98 | .00% |
| 92 | Seafood product preparation and packaging | \$528,592,865.59 | \$12,767.15 | .00% |
| 274 | Heating equipment (except warm air furnaces) manufacturing | \$386,601,017.76 | \$7,468.14 | .00% |
| 451 | General and consumer goods rental except video tapes and discs | \$4,673,535,211.20 | \$89,120.27 | .00% |
| 89 | Animal, except poultry, slaughtering | \$3,844,220,012.19 | \$69,006.11 | .00% |
| 93 | Bread and bakery product, except frozen, manufacturing | \$7,816,246,871.92 | \$124,555.57 | .00% |
| 447 | Other real estate | \$242,140,956,290.56 | \$3,835,906.85 | .00% |
| 84 | Fluid milk manufacturing | \$5,462,109,540.10 | \$85,043.37 | .00% |
| 86 | Ice cream and frozen dessert manufacturing | \$1,362,342,042.20 | \$19,779.70 | .00% |
| 534 | Other local government enterprises | \$48,361,602,020.89 | \$686,745.23 | .00% |
| 482 | Other educational services | \$11,684,070,598.07 | \$151,391.60 | .00% |
| 85 | Creamery butter manufacturing | \$880,719,885.10 | \$11,349.60 | .00% |
| 87 | Frozen cakes and other pastries manufacturing | \$2,063,505,370.44 | \$25,611.22 | .00% |
| 67 | Malt manufacturing | \$7,744,215.28 | \$95.72 | .00% |
| 48 | Natural gas distribution | \$30,434,367,337.86 | \$370,694.84 | .00% |

FILTERS Run ID Is 89332 Dollar Year Is 2021 Region Is any value Impact Is any value Group Name Is any value Event Name Is any value

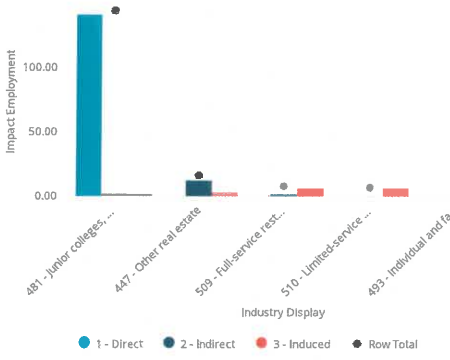
Economic Indicators by Impact

Tax Results

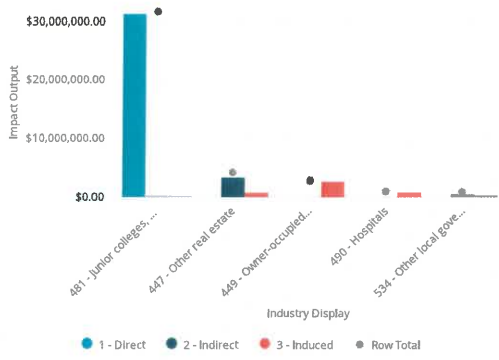
| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|------------|-----------------|-----------------|-----------------|--------------|--------------------|------------------------------|--------------|----------------|----------------|----------------|
| 1 - Direct | 142.00 | \$21,201,801.07 | \$27,732,514.87 | \$31,341,184.29 | 1 - Direct | \$149,320.63 | \$153,784.33 | \$91,567.51 | \$1,175,522.56 | \$4,304,847.41 | \$5,875,042.45 |
| 2 - Indirect | 40.03 | \$2,715,156.92 | \$5,047,699.78 | \$9,138,152.84 | 2 - Indirect | \$52,668.56 | \$53,890.21 | \$32,082.72 | \$227,579.31 | \$561,227.44 | \$927,448.24 |
| 3 - Induced | 114.45 | \$7,133,188.11 | \$13,160,272.62 | \$21,157,092.47 | 3 - Induced | \$240,982.32 | \$246,184.71 | \$146,560.96 | \$779,223.59 | \$1,535,823.92 | \$2,948,775.50 |

| | | | | | | | | | | | |
|-------|--------|-----------------|-----------------|-----------------|-------|--------------|--------------|--------------|----------------|----------------|----------------|
| Total | 296.48 | \$31,050,146.10 | \$45,940,487.27 | \$51,636,429.60 | Total | \$442,971.51 | \$453,859.24 | \$270,211.19 | \$2,182,325.46 | \$6,401,898.78 | \$9,751,266.19 |
|-------|--------|-----------------|-----------------|-----------------|-------|--------------|--------------|--------------|----------------|----------------|----------------|

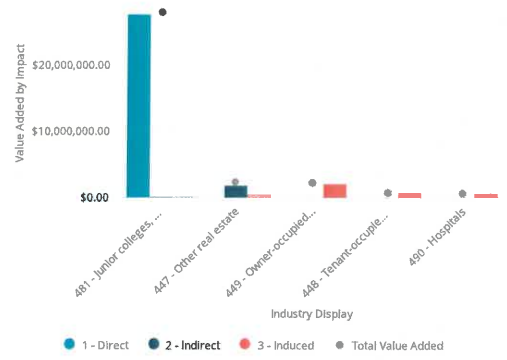
Top 5 Employment Industries



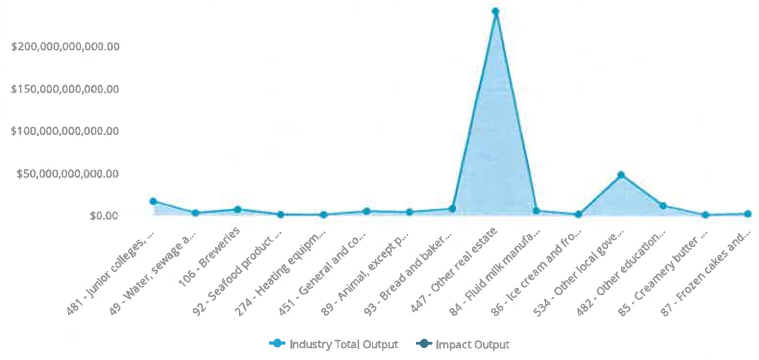
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|-------------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 481 | Junior colleges, colleges, universities, and professional schools | \$15,929,813,007.93 | \$31,666,175.68 | .20% |
| 49 | Water, sewage and other systems | \$2,421,111,304.64 | \$76,263.43 | .00% |
| 106 | Breweries | \$6,521,145,348.16 | \$180,180.73 | .00% |
| 92 | Seafood product preparation and packaging | \$528,592,865.59 | \$13,795.83 | .00% |
| 274 | Heating equipment (except warm air furnaces) manufacturing | \$386,601,017.76 | \$8,062.34 | .00% |
| 451 | General and consumer goods rental except video tapes and discs | \$4,673,535,211.20 | \$96,430.90 | .00% |
| 89 | Animal, except poultry, slaughtering | \$3,844,220,012.19 | \$74,623.46 | .00% |
| 93 | Bread and bakery product, except frozen, manufacturing | \$7,816,246,871.92 | \$134,801.31 | .00% |
| 447 | Other real estate | \$242,140,956,290.56 | \$4,144,978.04 | .00% |
| 84 | Fluid milk manufacturing | \$5,462,109,540.10 | \$92,028.51 | .00% |
| 86 | Ice cream and frozen dessert manufacturing | \$1,362,342,042.20 | \$21,382.96 | .00% |
| 534 | Other local government enterprises | \$48,361,602,020.89 | \$743,352.77 | .00% |
| 482 | Other educational services | \$11,684,070,598.07 | \$164,084.05 | .00% |
| 85 | Creamery butter manufacturing | \$880,719,885.10 | \$12,282.68 | .00% |
| 87 | Frozen cakes and other pastries manufacturing | \$2,063,505,370.44 | \$27,718.44 | .00% |
| 67 | Malt manufacturing | \$7,744,215.28 | \$103.68 | .00% |
| 48 | Natural gas distribution | \$30,434,367,337.86 | \$400,772.38 | .00% |

Generated on January 19, 2021 at 1:28pm EST

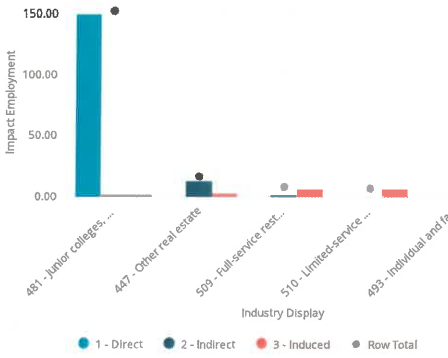
FILTERS Run ID is 89447 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

Economic Indicators by Impact

Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| 1 - Direct | 149.00 | \$21,653,339.44 | \$28,424,896.14 | \$32,497,000.00 | 1 - Direct | \$154,795.04 | \$159,398.32 | \$94,909.96 | \$1,205,782.65 | \$4,399,241.60 | \$6,014,127.57 |
| 2 - Indirect | 41.51 | \$2,615,287.82 | \$5,233,851.35 | \$9,475,154.16 | 2 - Indirect | \$54,610.89 | \$55,877.60 | \$33,265.88 | \$235,972.09 | \$581,924.67 | \$961,651.14 |
| 3 - Induced | 117.09 | \$7,297,729.91 | \$13,463,788.83 | \$21,645,039.26 | 3 - Induced | \$246,538.98 | \$251,861.32 | \$149,940.41 | \$797,193.66 | \$1,571,249.44 | \$3,016,783.81 |
| Total | 307.60 | \$31,766,357.17 | \$47,122,536.32 | \$63,617,193.42 | Total | \$455,944.91 | \$467,137.24 | \$278,116.26 | \$2,238,948.41 | \$6,552,415.71 | \$9,992,562.52 |

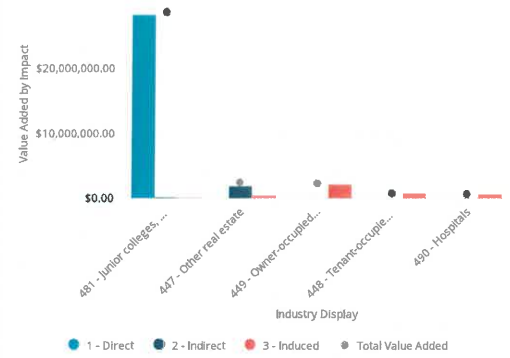
Top 5 Employment Industries



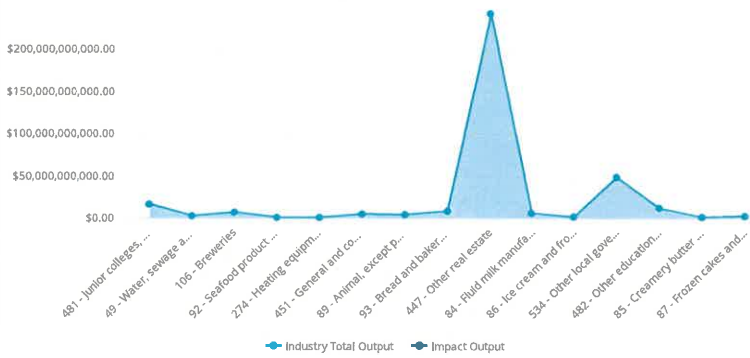
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|-------------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 481 | Junior colleges, colleges, universities, and professional schools | \$15,929,813,007.93 | \$32,831,936.80 | .21% |
| 49 | Water, sewage and other systems | \$2,421,111,304.64 | \$78,883.52 | .00% |
| 106 | Breweries | \$6,521,145,348.16 | \$186,276.05 | .00% |
| 92 | Seafood product preparation and packaging | \$528,592,865.59 | \$14,268.75 | .00% |
| 274 | Heating equipment (except warm air furnaces) manufacturing | \$386,601,017.76 | \$8,350.85 | .00% |
| 451 | General and consumer goods rental except video tapes and discs | \$4,673,535,211.20 | \$99,527.00 | .00% |
| 89 | Animal, except poultry, slaughtering | \$3,844,220,012.19 | \$77,089.09 | .00% |
| 93 | Bread and bakery product, except frozen, manufacturing | \$7,816,246,871.92 | \$139,083.79 | .00% |
| 447 | Other real estate | \$242,140,956,290.56 | \$4,287,062.89 | .00% |
| 84 | Fluid milk manufacturing | \$5,462,109,540.10 | \$94,968.88 | .00% |
| 86 | Ice cream and frozen dessert manufacturing | \$1,362,342,042.20 | \$22,100.55 | .00% |
| 534 | Other local government enterprises | \$48,361,602,020.89 | \$766,779.93 | .00% |
| 482 | Other educational services | \$11,684,070,598.07 | \$168,911.80 | .00% |
| 85 | Creamery butter manufacturing | \$880,719,885.10 | \$12,673.73 | .00% |
| 87 | Frozen cakes and other pastries manufacturing | \$2,063,505,370.44 | \$28,598.25 | .00% |
| 67 | Malt manufacturing | \$7,744,215.28 | \$106.84 | .00% |
| 48 | Natural gas distribution | \$30,434,367,337.86 | \$414,172.70 | .00% |

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FILTERS Run ID Is 89451 Dollar Year Is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

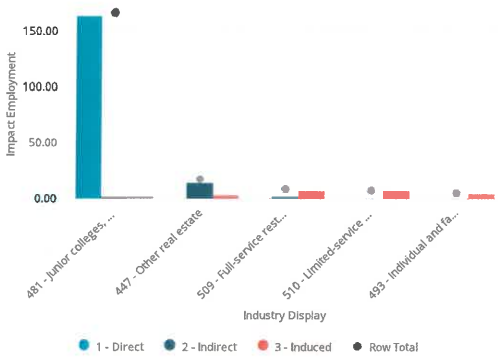
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output |
|--------------|---------------|------------------------|------------------------|------------------------|
| 1 - Direct | 163.00 | \$22,697,159.71 | \$29,809,617.62 | \$34,133,000.00 |
| 2 - Indirect | 43.60 | \$2,957,018.16 | \$5,497,339.70 | \$9,952,162.88 |
| 3 - Induced | 122.77 | \$7,651,319.59 | \$14,116,128.96 | \$22,693,772.78 |
| Total | 329.36 | \$33,305,497.46 | \$49,423,086.29 | \$66,778,935.65 |

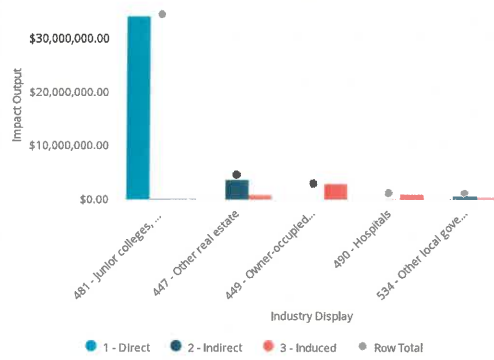
Tax Results

| Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|------------------------|
| 1 - Direct | \$162,583.38 | \$167,414.89 | \$99,683.20 | \$1,264,651.64 | \$4,611,697.17 | \$6,306,030.28 |
| 2 - Indirect | \$57,360.18 | \$58,690.65 | \$34,940.59 | \$247,851.66 | \$611,220.56 | \$1,010,063.65 |
| 3 - Induced | \$258,483.99 | \$264,064.21 | \$157,205.14 | \$835,818.68 | \$1,647,379.43 | \$3,162,951.45 |
| Total | \$478,427.54 | \$490,169.75 | \$291,828.94 | \$2,348,321.98 | \$6,870,297.16 | \$10,479,045.37 |

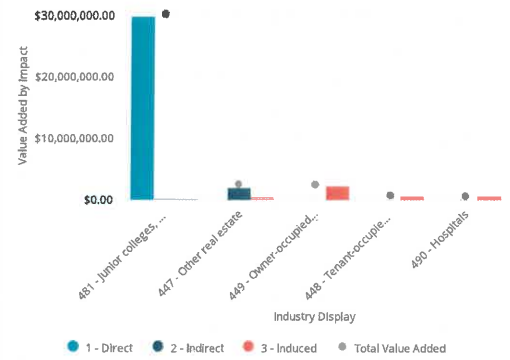
Top 5 Employment Industries



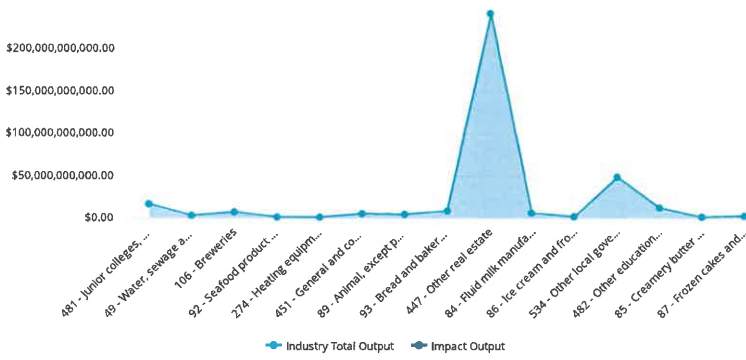
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|-------------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 481 | Junior colleges, colleges, universities, and professional schools | \$15,929,813,007.93 | \$34,484,512.82 | .22% |
| 49 | Water, sewage and other systems | \$2,421,111,304.64 | \$82,827.81 | .00% |
| 106 | Breweries | \$6,521,145,348.16 | \$195,576.80 | .00% |
| 92 | Seafood product preparation and packaging | \$528,592,865.59 | \$14,982.07 | .00% |
| 274 | Heating equipment (except warm air furnaces) manufacturing | \$386,601,017.76 | \$8,770.03 | .00% |
| 451 | General and consumer goods rental except video tapes and discs | \$4,673,535,211.20 | \$104,473.05 | .00% |
| 89 | Animal, except poultry, slaughtering | \$3,844,220,012.19 | \$80,929.88 | .00% |
| 93 | Bread and bakery product, except frozen, manufacturing | \$7,816,246,871.92 | \$145,989.22 | .00% |
| 447 | Other real estate | \$242,140,956,290.56 | \$4,501,377.48 | .00% |
| 84 | Fluid milk manufacturing | \$5,462,109,540.10 | \$99,686.38 | .00% |
| 86 | Ice cream and frozen dessert manufacturing | \$1,362,942,042.20 | \$23,203.22 | .00% |
| 534 | Other local government enterprises | \$48,361,602,020.89 | \$804,823.57 | .00% |
| 482 | Other educational services | \$11,684,070,598.07 | \$177,243.97 | .00% |
| 85 | Creamery butter manufacturing | \$880,719,885.10 | \$13,303.09 | .00% |
| 87 | Frozen cakes and other pastries manufacturing | \$2,063,505,370.44 | \$30,018.03 | .00% |
| 67 | Malt manufacturing | \$7,744,215.28 | \$112.13 | .00% |
| 48 | Natural gas distribution | \$30,434,367,337.86 | \$434,830.19 | .00% |

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Impact Results Overview - CHSU Operations 2024-25

Run ID is 89457 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

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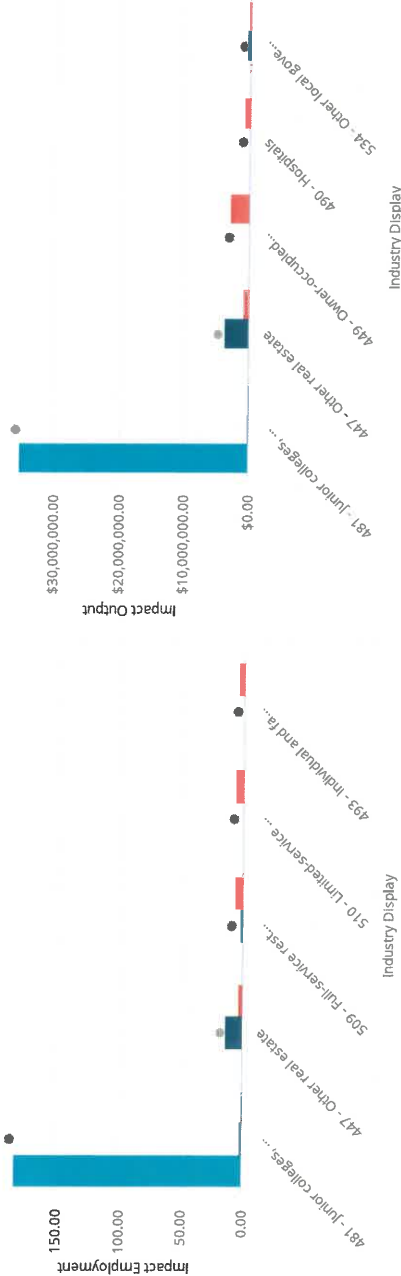
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Total |
|--------------|---------------|------------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|
| 1 - Direct | 184.00 | \$23,713,130.08 | \$31,085,848.14 | \$35,382,000.00 | 1 - Direct | \$168,550.79 | \$173,573.15 | \$103,550.15 | \$1,318,276.40 | \$4,816,576.67 |
| 2 - Indirect | 45.19 | \$3,065,221.82 | \$5,696,499.20 | \$10,316,353.96 | 2 - Indirect | \$59,459.11 | \$60,838.27 | \$36,219.14 | \$256,921.09 | \$633,586.44 |
| 3 - Induced | 128.15 | \$7,986,596.53 | \$14,734,724.36 | \$23,688,257.04 | 3 - Induced | \$269,811.89 | \$275,636.66 | \$164,094.56 | \$874,466.52 | \$1,719,568.01 |
| Total | 357.34 | \$34,764,950.43 | \$51,519,071.70 | \$69,386,590.99 | Total | \$497,821.79 | \$510,048.08 | \$303,663.85 | \$2,447,664.02 | \$7,169,731.13 |

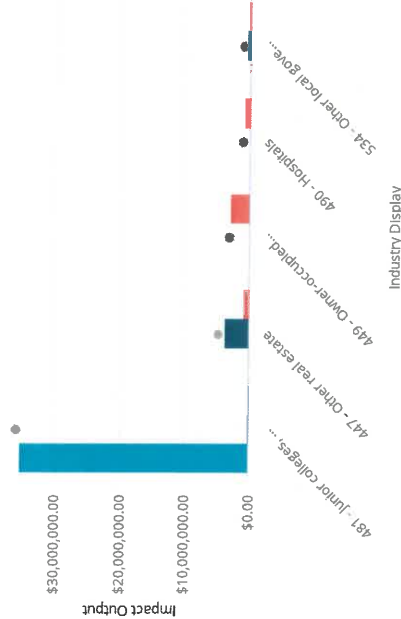
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Total |
|--------------|---------------|------------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|
| 1 - Direct | 184.00 | \$23,713,130.08 | \$31,085,848.14 | \$35,382,000.00 | 1 - Direct | \$168,550.79 | \$173,573.15 | \$103,550.15 | \$1,318,276.40 | \$4,816,576.67 |
| 2 - Indirect | 45.19 | \$3,065,221.82 | \$5,696,499.20 | \$10,316,353.96 | 2 - Indirect | \$59,459.11 | \$60,838.27 | \$36,219.14 | \$256,921.09 | \$633,586.44 |
| 3 - Induced | 128.15 | \$7,986,596.53 | \$14,734,724.36 | \$23,688,257.04 | 3 - Induced | \$269,811.89 | \$275,636.66 | \$164,094.56 | \$874,466.52 | \$1,719,568.01 |
| Total | 357.34 | \$34,764,950.43 | \$51,519,071.70 | \$69,386,590.99 | Total | \$497,821.79 | \$510,048.08 | \$303,663.85 | \$2,447,664.02 | \$7,169,731.13 |

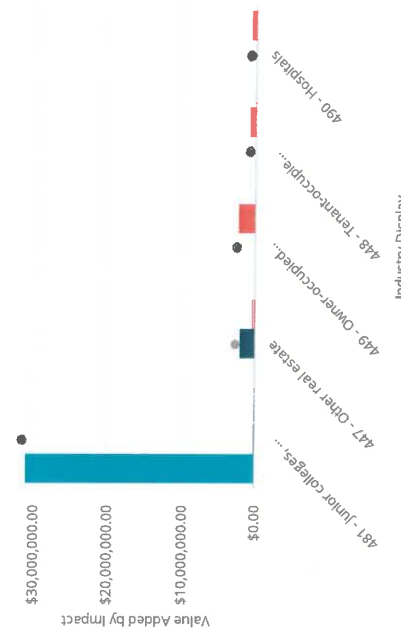
Top 5 Employment Industries



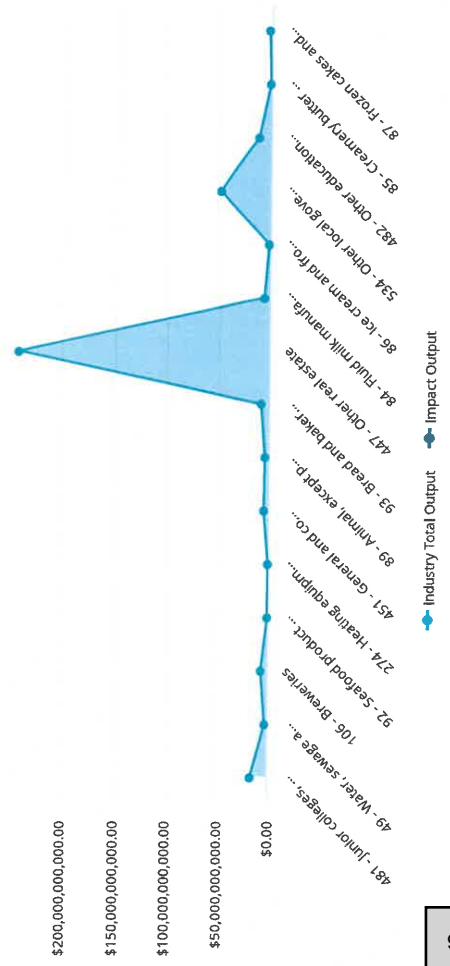
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total | Impact Output | Estimated Growth Percentage |
|--------------|-------------------------------------------------------------------|----------------------|-----------------|-----------------------------|
| 481 | Junior colleges, colleges, universities, and professional schools | \$15,929,813,007.93 | \$35,747,520.40 | .22% |
| 49 | Water, sewage and other systems | \$2,421,111,304.64 | \$85,966.65 | .00% |
| 106 | Breweries | \$6,521,145,348.16 | \$203,041.80 | .00% |
| 92 | Seafood product preparation and packaging | \$528,592,865.59 | \$15,550.41 | .00% |
| 274 | Heating equipment (except warm air furnaces) manufacturing | \$386,601,017.76 | \$9,095.89 | .00% |
| 451 | General and consumer goods rental except video tapes and discs | \$4,673,535,211.20 | \$108,554.22 | .00% |
| 89 | Animal, except poultry, slaughtering | \$3,844,220,012.19 | \$84,052.02 | .00% |
| 93 | Bread and bakery product, except frozen, manufacturing | \$7,816,246,871.92 | \$151,717.91 | .00% |
| 447 | Other real estate | \$242,140,956,290.56 | \$4,672,141.18 | .00% |
| 84 | Fluid milk manufacturing | \$5,462,109,540.10 | \$103,588.68 | .00% |
| 86 | Ice cream and frozen dessert manufacturing | \$1,362,342,042.20 | \$24,092.12 | .00% |
| 534 | Other local government enterprises | \$48,361,602,020.89 | \$896,511.53 | .00% |
| 482 | Other educational services | \$11,684,070,598.07 | \$184,416.43 | .00% |
| 85 | Creamery butter manufacturing | \$880,719,885.10 | \$15,824.64 | .00% |
| 87 | Frozen cakes and other pastries manufacturing | \$2,063,505,370.44 | \$31,196.39 | .00% |
| 67 | Malt manufacturing | \$7,744,215.28 | \$116.60 | .00% |
| 48 | Natural gas distribution | \$30,434,367,337.86 | \$451,515.94 | .00% |

AGENDA ITEM NO. 5.

Impact Results Overview - CHSU Operations 2025-26

Run ID is 89458 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

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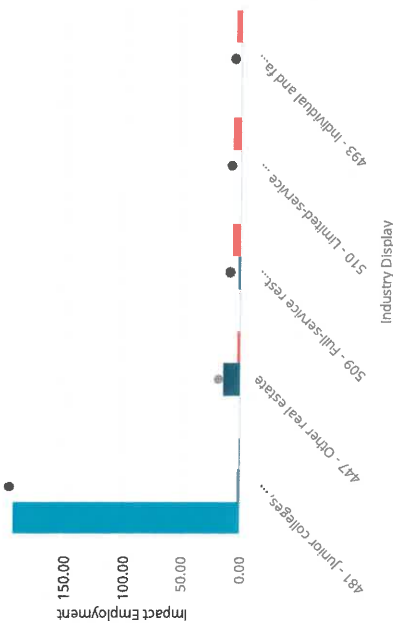
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|------------------------|
| 1 - Direct | 194.00 | \$24,503,078.46 | \$32,047,914.12 | \$36,208,000.00 | 1 - Direct | \$172,508.76 | \$171,666.28 | \$105,787.51 | \$1,358,418.48 | \$4,975,070.47 | \$6,789,451.50 |
| 2 - Indirect | 46.25 | \$3,136,780.05 | \$5,831,531.83 | \$10,557,170.87 | 2 - Indirect | \$60,847.19 | \$62,238.55 | \$37,064.69 | \$262,918.96 | \$648,377.65 | \$1,071,467.04 |
| 3 - Induced | 132.27 | \$5,243,536.05 | \$15,208,794.47 | \$24,450,395.56 | 3 - Induced | \$278,493.55 | \$284,505.73 | \$169,374.58 | \$900,517.20 | \$1,774,889.42 | \$3,407,780.49 |
| Total | 372.51 | \$35,883,394.55 | \$53,086,240.42 | \$71,215,566.43 | Total | \$511,849.50 | \$524,430.57 | \$312,226.78 | \$2,521,854.65 | \$7,398,337.54 | \$11,268,699.04 |

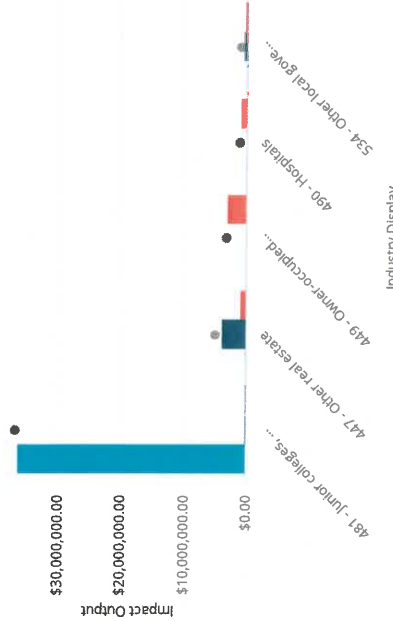
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|------------------------|
| 1 - Direct | 194.00 | \$24,503,078.46 | \$32,047,914.12 | \$36,208,000.00 | 1 - Direct | \$172,508.76 | \$171,666.28 | \$105,787.51 | \$1,358,418.48 | \$4,975,070.47 | \$6,789,451.50 |
| 2 - Indirect | 46.25 | \$3,136,780.05 | \$5,831,531.83 | \$10,557,170.87 | 2 - Indirect | \$60,847.19 | \$62,238.55 | \$37,064.69 | \$262,918.96 | \$648,377.65 | \$1,071,467.04 |
| 3 - Induced | 132.27 | \$5,243,536.05 | \$15,208,794.47 | \$24,450,395.56 | 3 - Induced | \$278,493.55 | \$284,505.73 | \$169,374.58 | \$900,517.20 | \$1,774,889.42 | \$3,407,780.49 |
| Total | 372.51 | \$35,883,394.55 | \$53,086,240.42 | \$71,215,566.43 | Total | \$511,849.50 | \$524,430.57 | \$312,226.78 | \$2,521,854.65 | \$7,398,337.54 | \$11,268,699.04 |

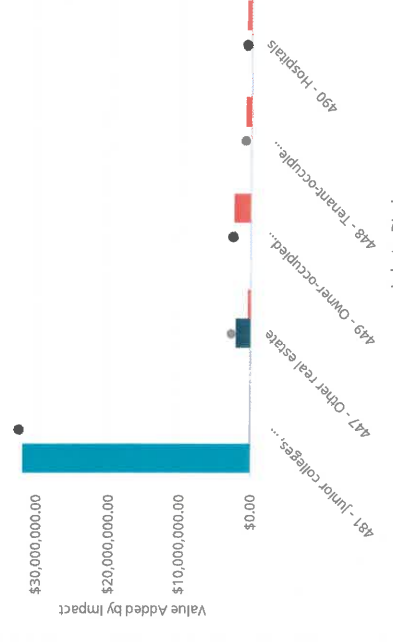
Top 5 Employment Industries



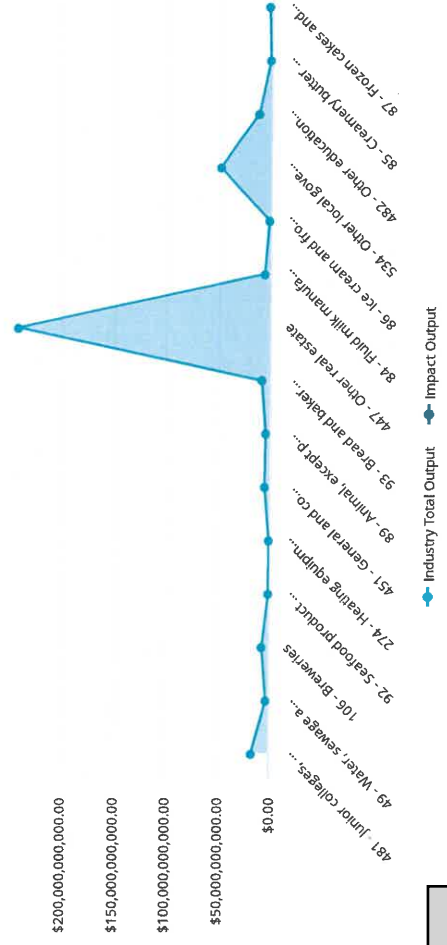
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|-------------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 481 | Junior colleges, colleges, universities, and professional schools | \$15,929,815,007.93 | \$36,583,512.97 | .23% |
| 49 | Water, sewage and other systems | \$2,421,111,304.64 | \$88,111.22 | .00% |
| 106 | Breweries | \$6,521,145,348.16 | \$208,174.99 | .00% |
| 274 | Seafood product preparation and packaging | \$528,592,865.59 | \$15,939.08 | .00% |
| 451 | Heating equipment (except warm air furnaces) manufacturing | \$386,601,017.76 | \$9,314.54 | .00% |
| 481 | General and consumer goods rental except video tapes and discs | \$4,673,535,211.20 | \$111,417.65 | .00% |
| 89 | Animal, except poultry, slaughtering | \$3,844,220,012.19 | \$86,219.13 | .00% |
| 93 | Bread and bakery product, except frozen, manufacturing | \$7,816,246,871.92 | \$155,752.60 | .00% |
| 447 | Other real estate | \$242,140,956,290.56 | \$4,788,923.07 | .00% |
| 84 | Fluid milk manufacturing | \$5,462,109,540.10 | \$106,331.46 | .00% |
| 86 | Ice cream and frozen dessert manufacturing | \$1,362,342,042.20 | \$24,705.33 | .00% |
| 534 | Other local government enterprises | \$48,361,602,020.89 | \$858,892.38 | .00% |
| 482 | Other educational services | \$11,694,070,598.07 | \$189,597.00 | .00% |
| 85 | Creamery butter manufacturing | \$880,719,885.10 | \$14,191.68 | .00% |
| 87 | Frozen cakes and other pastries manufacturing | \$2,063,506,370.44 | \$32,026.56 | .00% |
| 67 | Malt manufacturing | \$7,744,215.28 | \$119.80 | .00% |
| 48 | Natural gas distribution | \$30,494,367,337.86 | \$463,043.72 | .00% |

AGENDA ITEM NO. 5.

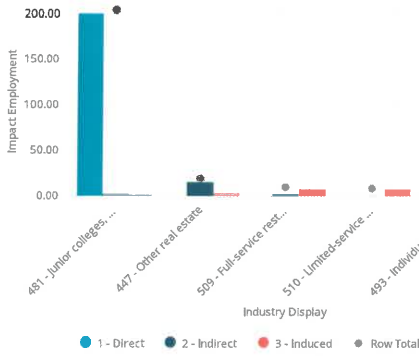
FILTERS Run ID is 89459 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

Economic Indicators by Impact

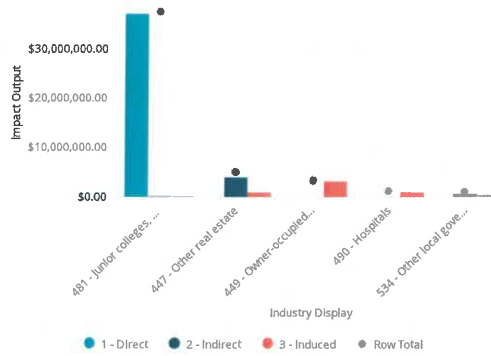
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|------------------------|
| 1 - Direct | 200.00 | \$25,180,882.47 | \$32,935,134.84 | \$37,213,000.00 | 1 - Direct | \$177,296.74 | \$182,597.24 | \$108,723.54 | \$1,396,031.58 | \$5,112,709.82 | \$6,977,358.91 |
| 2 - Indirect | 47.53 | \$3,223,845.45 | \$5,993,393.56 | \$10,850,198.84 | 2 - Indirect | \$62,536.09 | \$63,986.62 | \$38,093.46 | \$270,216.62 | \$666,374.21 | \$1,101,207.00 |
| 3 - Induced | 135.93 | \$8,471,656.97 | \$15,629,662.55 | \$25,127,003.49 | 3 - Induced | \$286,200.21 | \$292,378.76 | \$174,061.63 | \$925,436.92 | \$1,824,005.40 | \$3,502,082.91 |
| Total | 383.46 | \$36,876,384.89 | \$54,558,190.95 | \$73,190,202.33 | Total | \$526,033.03 | \$538,962.62 | \$320,878.63 | \$2,591,685.12 | \$7,603,089.42 | \$11,580,648.81 |

Top 5 Employment Industries



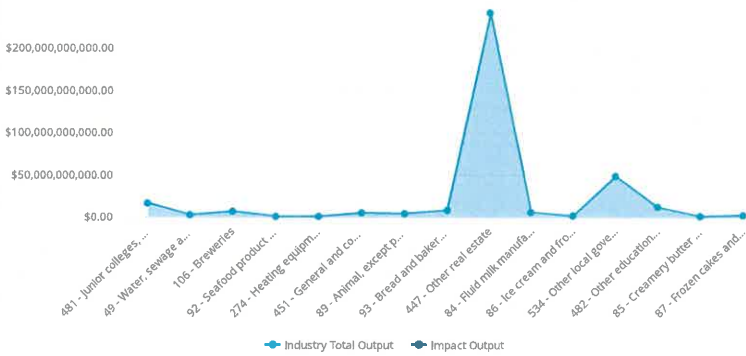
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|-------------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 481 | Junior colleges, colleges, universities, and professional schools | \$15,929,813,007.93 | \$37,598,921.56 | .24% |
| 49 | Water, sewage and other systems | \$2,421,111,304.64 | \$90,555.51 | .00% |
| 106 | Breweries | \$6,521,145,348.16 | \$213,949.31 | .00% |
| 92 | Seafood product preparation and packaging | \$528,592,865.59 | \$16,381.24 | .00% |
| 274 | Heating equipment (except warm air furnaces) manufacturing | \$386,601,017.76 | \$9,573.02 | .00% |
| 451 | General and consumer goods rental except video tapes and discs | \$4,673,535,211.20 | \$114,506.97 | .00% |
| 89 | Animal, except poultry, slaughtering | \$3,844,220,012.19 | \$88,610.25 | .00% |
| 93 | Bread and bakery product, except frozen, manufacturing | \$7,816,246,871.92 | \$160,070.90 | .00% |
| 447 | Other real estate | \$242,140,956,290.56 | \$4,921,770.47 | .00% |
| 84 | Fluid milk manufacturing | \$5,462,109,540.10 | \$109,279.65 | .00% |
| 86 | Ice cream and frozen dessert manufacturing | \$1,362,342,042.20 | \$25,390.57 | .00% |
| 534 | Other local government enterprises | \$48,361,602,020.89 | \$882,704.17 | .00% |
| 482 | Other educational services | \$11,684,070,598.07 | \$194,850.96 | .00% |
| 85 | Creamery butter manufacturing | \$880,719,885.10 | \$14,585.15 | .00% |
| 87 | Frozen cakes and other pastries manufacturing | \$2,063,505,370.44 | \$32,914.50 | .00% |
| 67 | Malt manufacturing | \$7,744,215.28 | \$123.12 | .00% |
| 48 | Natural gas distribution | \$30,434,367,337.86 | \$475,886.45 | .00% |

Generated on January 19, 2021 at 5:44pm EST

FILTERS Run ID is 89484 Dollar Year Is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

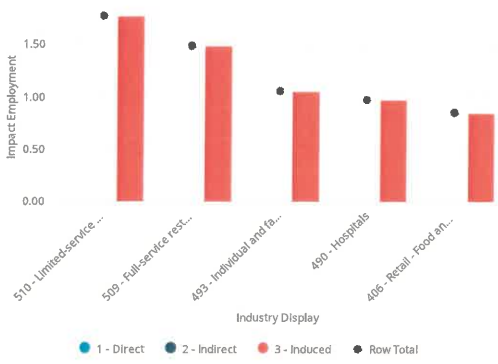
Economic Indicators by Impact

Tax Results

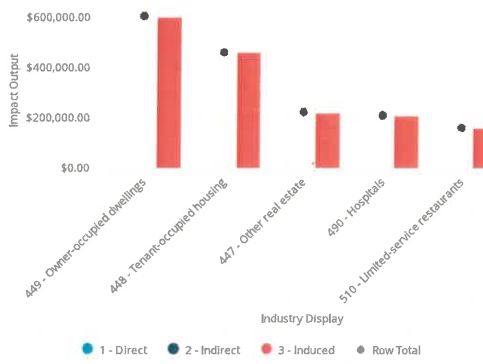
| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|------------|----------------|----------------|----------------|--------------|--------------------|------------------------------|-------------|--------------|--------------|--------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 32.11 | \$2,013,797.02 | \$3,878,921.77 | \$6,200,527.05 | 3 - Induced | \$71,465.11 | \$73,000.47 | \$43,459.24 | \$228,018.03 | \$437,997.93 | \$853,940.77 |

| | | | | | | | | | | | |
|--------------|--------------|-----------------------|-----------------------|-----------------------|--------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|
| Total | 32.11 | \$2,013,797.02 | \$3,878,921.77 | \$6,200,527.05 | Total | \$71,465.11 | \$73,000.47 | \$43,459.24 | \$228,018.03 | \$437,997.93 | \$853,940.77 |
|--------------|--------------|-----------------------|-----------------------|-----------------------|--------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|

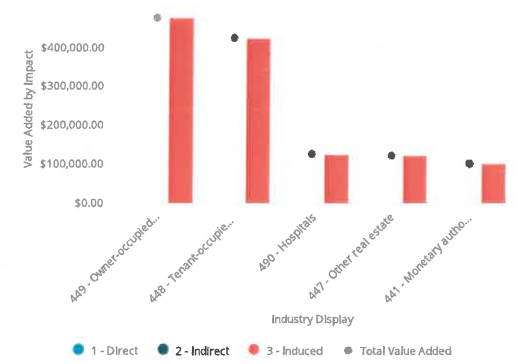
Top 5 Employment Industries



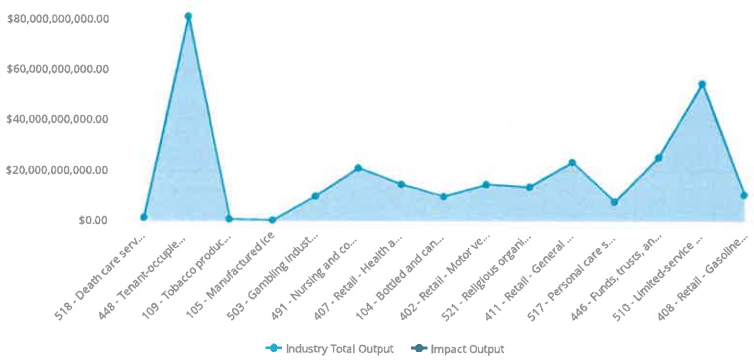
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|---------------------------------------------|-----------------------|---------------|-----------------------------|
| 518 | Death care services | \$1,151,089,090.69 | \$7,265.74 | .00% |
| 448 | Tenant-occupied housing | \$80,984,716,257.23 | \$456,803.31 | .00% |
| 109 | Tobacco product manufacturing | \$514,405,822.82 | \$2,428.21 | .00% |
| 105 | Manufacture of ice | \$108,114,560.17 | \$374.42 | .00% |
| 503 | Gambling Industries (except casino hotels) | \$9,640,990,494.68 | \$32,933.82 | .00% |
| 491 | Nursing and community care facilities | \$20,830,839,385.18 | \$68,441.90 | .00% |
| 407 | Retail - Health and personal care stores | \$14,321,666,115.05 | \$44,109.34 | .00% |
| 104 | Bottled and canned soft drinks & water | \$9,559,612,203.98 | \$29,298.24 | .00% |
| 402 | Retail - Motor vehicle and parts dealers | \$14,264,505,769.00 | \$43,534.61 | .00% |
| 521 | Religious organizations | \$13,294,862,358.79 | \$40,512.59 | .00% |
| 411 | Retail - General merchandise stores | \$23,091,993,818.29 | \$70,315.02 | .00% |
| 517 | Personal care services | \$7,454,217,920.06 | \$22,491.70 | .00% |
| 446 | Funds, trusts, and other financial vehicles | \$25,057,020,743.58 | \$72,819.61 | .00% |
| 510 | Limited-service restaurants | \$54,366,913,161.56 | \$157,854.01 | .00% |
| 408 | Retail - Gasoline stores | \$10,174,250,111.19 | \$29,387.73 | .00% |
| 94 | Cookie and cracker manufacturing | \$868,112,988.95 | \$2,485.23 | .00% |
| 489 | Other ambulatory health care services | \$4,286,182,588.60 | \$12,099.34 | .00% |

Generated on January 19, 2021 at 6:54pm EST

Impact Results Overview - Student Spending Impact 2021-22

Run ID is 85496 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

FILTERS

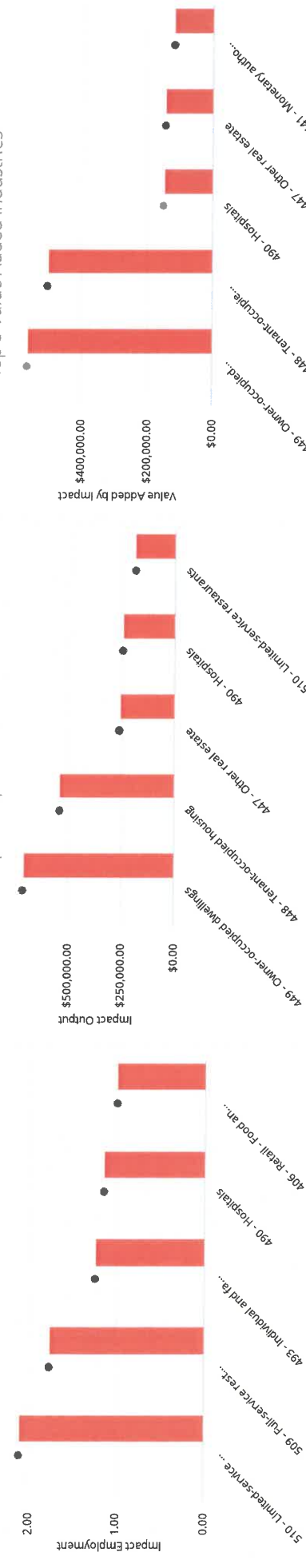
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|--------------|-----------------------|-----------------------|-----------------------|--------------|--------------------|------------------------------|--------------------|---------------------|---------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 38.16 | \$2,393,589.15 | \$4,610,467.18 | \$7,369,915.70 | 3 - Induced | \$84,943.07 | \$86,767.99 | \$51,655.43 | \$271,021.10 | \$520,602.17 | \$1,014,989.77 |
| Total | 38.16 | \$2,393,589.15 | \$4,610,467.18 | \$7,369,915.70 | Total | \$84,943.07 | \$86,767.99 | \$51,655.43 | \$271,021.10 | \$520,602.17 | \$1,014,989.77 |

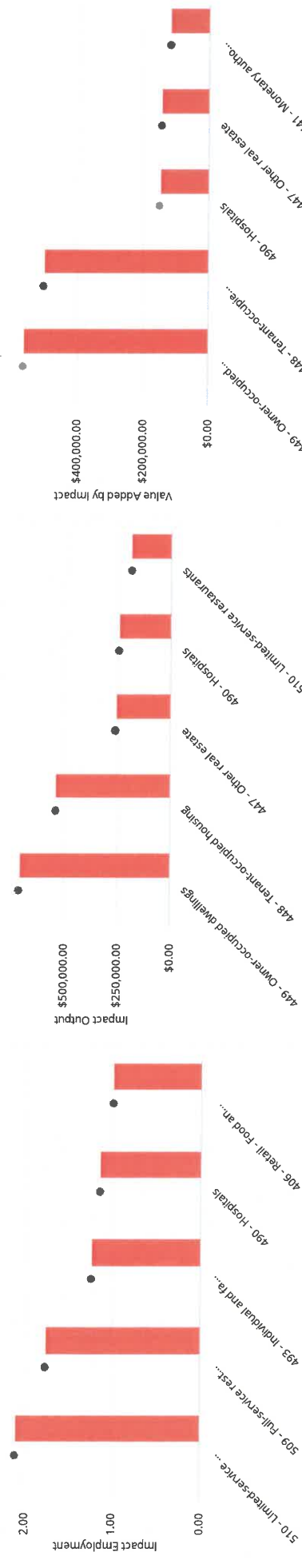
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|--------------|-----------------------|-----------------------|-----------------------|--------------|--------------------|------------------------------|--------------------|---------------------|---------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 38.16 | \$2,393,589.15 | \$4,610,467.18 | \$7,369,915.70 | 3 - Induced | \$84,943.07 | \$86,767.99 | \$51,655.43 | \$271,021.10 | \$520,602.17 | \$1,014,989.77 |
| Total | 38.16 | \$2,393,589.15 | \$4,610,467.18 | \$7,369,915.70 | Total | \$84,943.07 | \$86,767.99 | \$51,655.43 | \$271,021.10 | \$520,602.17 | \$1,014,989.77 |

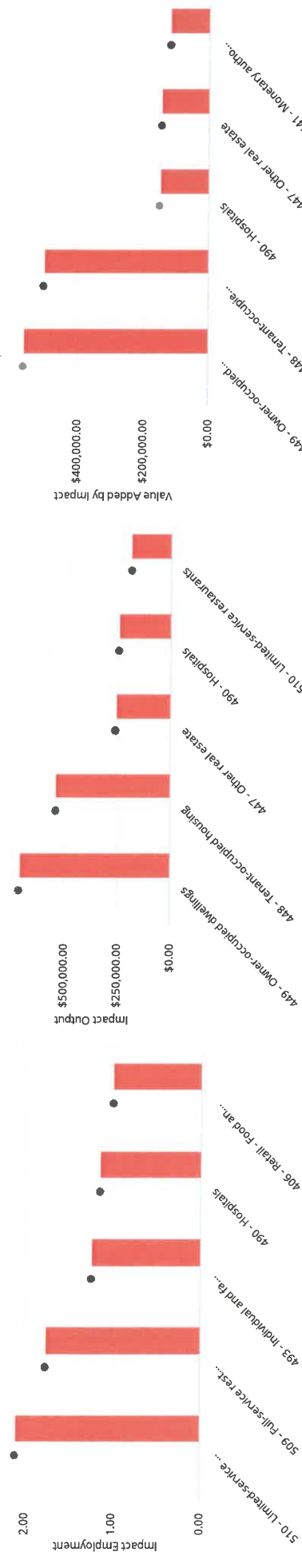
Top 5 Employment Industries



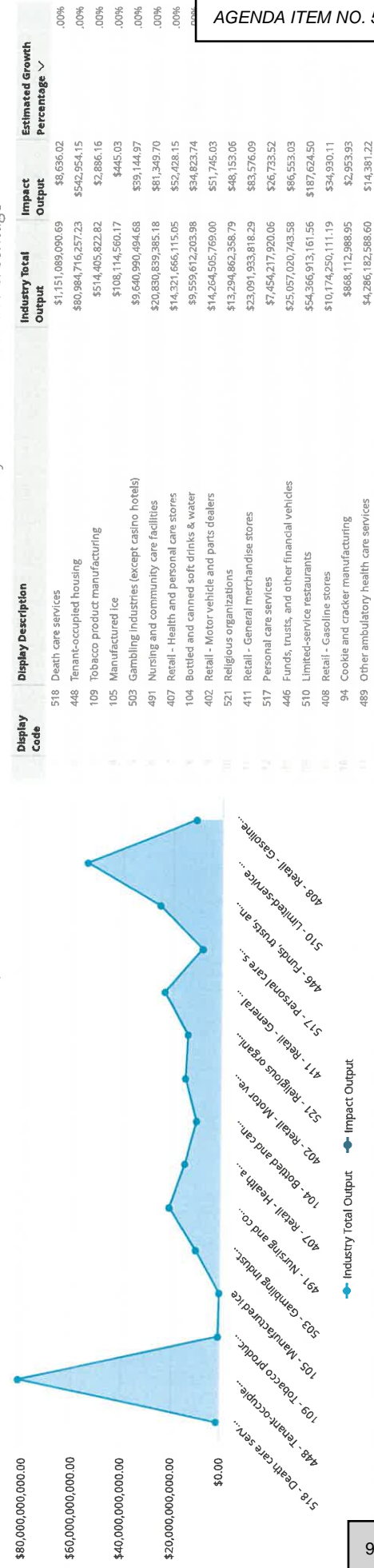
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



AGENDA ITEM NO. 5.

Impact Results Overview - Student Spending Impact 2022-23

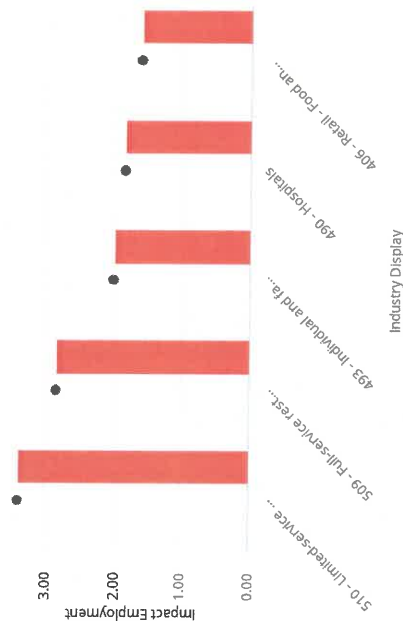
FILTERS Run ID is 89509 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

Economic Indicators by Impact

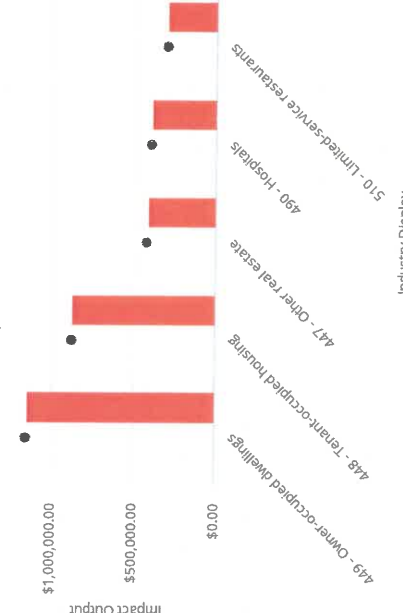
| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|--------------|-----------------------|-----------------------|------------------------|--------------|---------------------|------------------------------|--------------------|---------------------|---------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 61.42 | \$3,852,618.84 | \$7,420,811.00 | \$11,862,301.46 | 3 - Induced | \$136,720.74 | \$139,656.05 | \$83,142.38 | \$436,223.98 | \$837,939.01 | \$1,633,684.17 |
| Total | 61.42 | \$3,852,618.84 | \$7,420,811.00 | \$11,862,301.46 | Total | \$136,720.74 | \$139,656.05 | \$83,142.38 | \$436,223.98 | \$837,939.01 | \$1,633,684.17 |

Tax Results

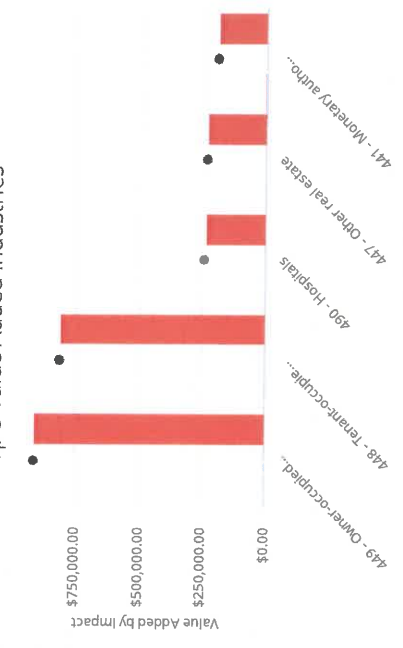
Top 5 Employment Industries



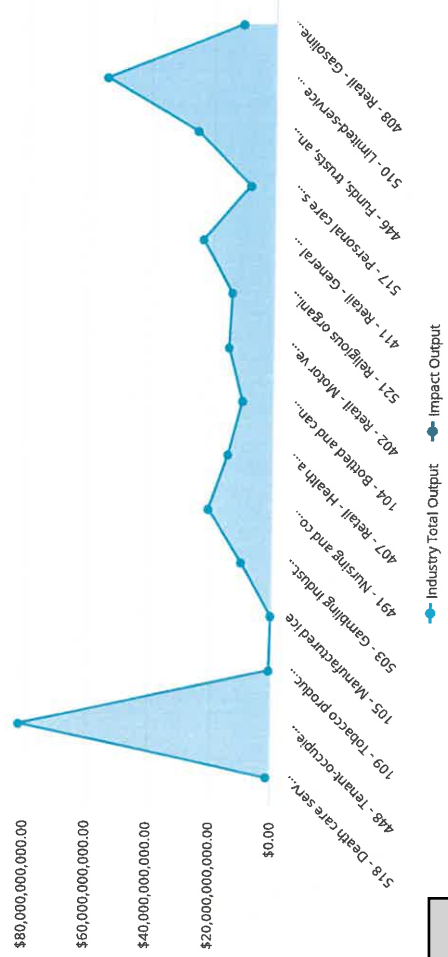
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|---------------------------------------------|-----------------------|---------------|-----------------------------|
| 518 | Death care services | \$11,511,089,090.69 | \$13,900.17 | .00% |
| 448 | Tenant-occupied housing | \$80,984,716,257.23 | \$673,915.81 | .00% |
| 105 | Tobacco product manufacturing | \$514,405,822.82 | \$4,645.44 | .00% |
| 104 | Manufactured ice | \$108,114,560.17 | \$716.30 | .00% |
| 503 | Gambling industries (except casino hotels) | \$9,640,590,494.68 | \$63,006.08 | .00% |
| 491 | Nursing and community care facilities | \$20,830,939,365.18 | \$130,937.00 | .00% |
| 407 | Retail - Health and personal care stores | \$14,321,666,115.05 | \$84,386.10 | .00% |
| 104 | Bottled and canned soft drinks & water | \$9,559,612,203.98 | \$56,050.80 | .00% |
| 402 | Retail - Motor vehicle and parts dealers | \$14,264,505,769.00 | \$83,286.58 | .00% |
| 521 | Religious organizations | \$13,294,862,358.79 | \$77,505.12 | .00% |
| 411 | Retail - General merchandise stores | \$23,091,933,818.29 | \$134,520.50 | .00% |
| 517 | Personal care services | \$7,454,217,920.06 | \$45,029.13 | .00% |
| 446 | Funds, trusts, and other financial vehicles | \$25,057,020,743.58 | \$139,312.06 | .00% |
| 510 | Limited-service restaurants | \$54,366,913,161.56 | \$301,992.37 | .00% |
| 408 | Retail - Gasoline stores | \$10,174,250,111.19 | \$56,222.01 | .00% |
| 94 | Cookie and cracker manufacturing | \$668,112,988.95 | \$4,754.52 | .00% |
| 489 | Other ambulatory health care services | \$4,286,182,588.60 | \$23,147.39 | .00% |

AGENDA ITEM NO. 5.

Impact Results Overview - Student Spending Impact 2023-24

Run ID is 89511 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

FILTERS

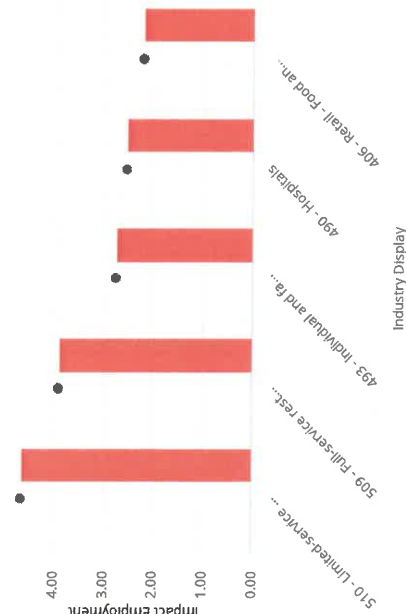
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|--------------|-----------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|---------------------|-----------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 84.34 | \$5,289,775.53 | \$10,189,023.65 | \$16,287,339.76 | 3 - Induced | \$187,722.19 | \$191,755.21 | \$114,157.29 | \$598,950.23 | \$1,150,518.51 | \$2,243,103.44 |
| Total | 84.34 | \$5,289,775.53 | \$10,189,023.65 | \$16,287,339.76 | Total | \$187,722.19 | \$191,755.21 | \$114,157.29 | \$598,950.23 | \$1,150,518.51 | \$2,243,103.44 |

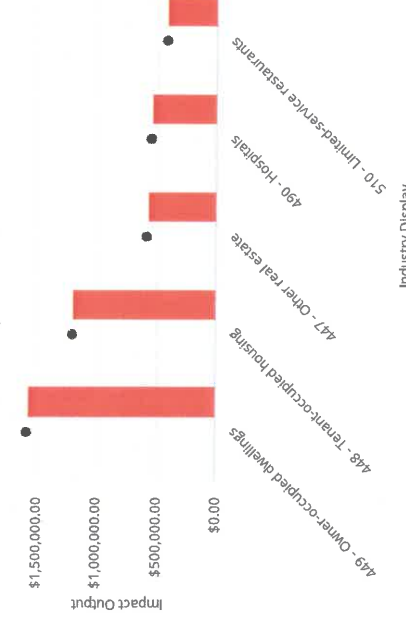
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|--------------|-----------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|---------------------|-----------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 84.34 | \$5,289,775.53 | \$10,189,023.65 | \$16,287,339.76 | 3 - Induced | \$187,722.19 | \$191,755.21 | \$114,157.29 | \$598,950.23 | \$1,150,518.51 | \$2,243,103.44 |
| Total | 84.34 | \$5,289,775.53 | \$10,189,023.65 | \$16,287,339.76 | Total | \$187,722.19 | \$191,755.21 | \$114,157.29 | \$598,950.23 | \$1,150,518.51 | \$2,243,103.44 |

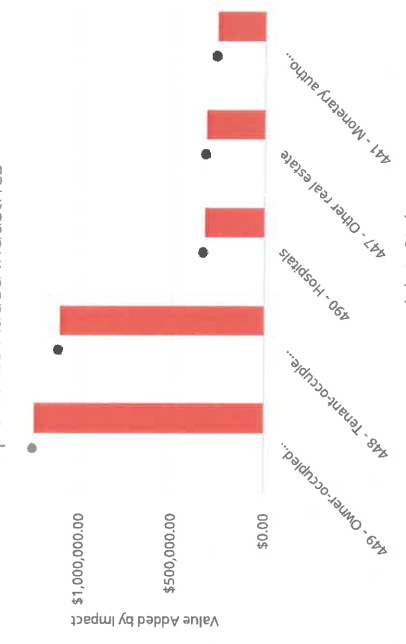
Top 5 Employment Industries



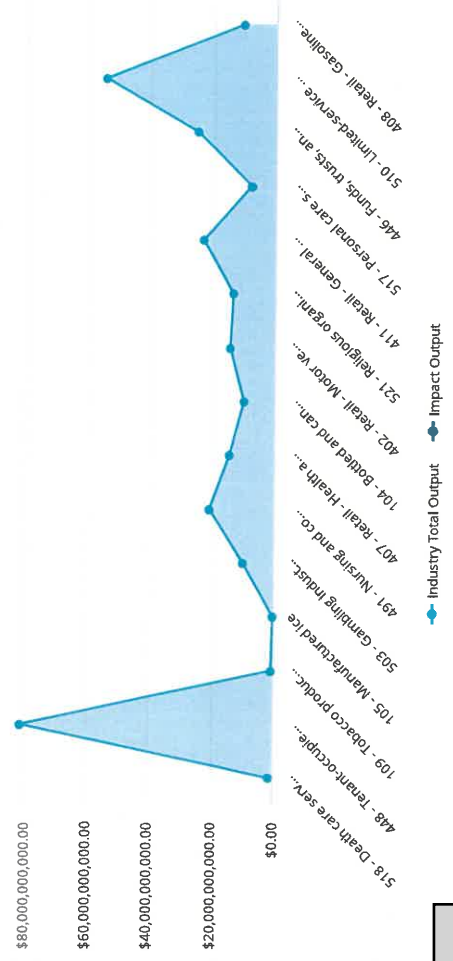
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|---------------------------------------------|-----------------------|----------------|-----------------------------|
| 518 | Death care services | \$1,151,089,090.69 | \$19,085.40 | .00% |
| 448 | Tenant-occupied housing | \$80,984,716,257.23 | \$1,199,915.86 | .00% |
| 109 | Tobacco product manufacturing | \$514,405,822.82 | \$6,376.35 | .00% |
| 105 | Manufactured ice | \$108,114,560.17 | \$983.51 | .00% |
| 503 | Gambling industries (except casino hotels) | \$9,640,990,494.68 | \$86,509.47 | .00% |
| 491 | Nursing and community care facilities | \$20,830,839,385.18 | \$179,780.92 | .00% |
| 407 | Retail - Health and personal care stores | \$14,321,666,115.05 | \$115,864.97 | .00% |
| 104 | Bottled and canned soft drinks & water | \$9,559,612,203.98 | \$76,959.64 | .00% |
| 402 | Retail - Motor vehicle and parts dealers | \$14,264,505,769.00 | \$114,355.29 | .00% |
| 521 | Religious organizations | \$13,294,862,358.79 | \$106,417.14 | .00% |
| 411 | Retail - General merchandise stores | \$23,091,953,818.29 | \$184,701.18 | .00% |
| 517 | Personal care services | \$7,454,217,920.06 | \$59,080.45 | .00% |
| 446 | Funds, trusts, and other financial vehicles | \$25,057,020,743.58 | \$191,280.15 | .00% |
| 510 | Limited-service restaurants | \$54,356,913,161.56 | \$414,645.71 | .00% |
| 408 | Retail - Gasoline stores | \$10,174,250,111.19 | \$77,194.71 | .00% |
| 94 | Cookie and cracker manufacturing | \$888,112,988.95 | \$6,528.11 | .00% |
| 489 | Other ambulatory health care services | \$4,286,182,588.60 | \$31,782.15 | .00% |

AGENDA ITEM NO. 5.

Impact Results Overview - Student Spending Impact 2024-25

Run ID is 89514 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

FILTERS

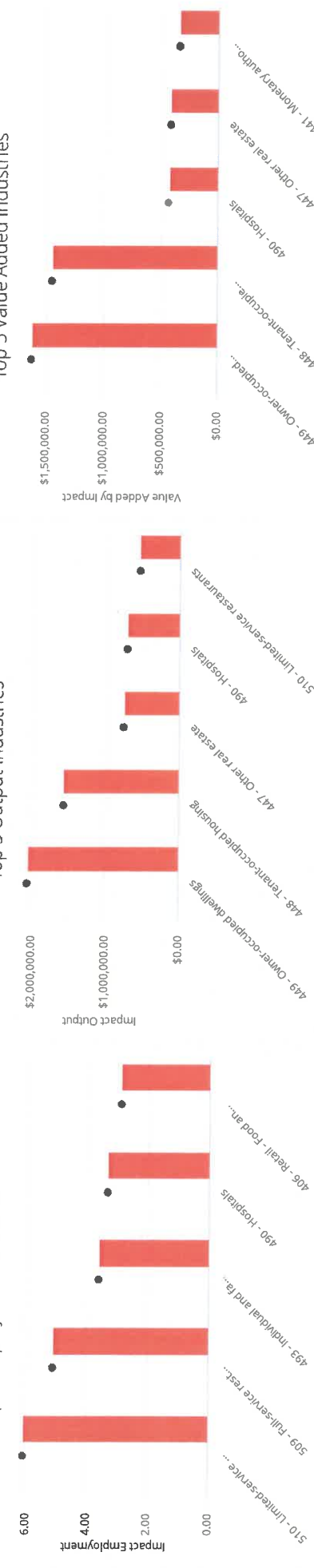
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|-----------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|---------------------|-----------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 109.82 | \$6,888,128.91 | \$13,267,729.02 | \$21,208,706.33 | 3 - Induced | \$244,444.14 | \$249,695.78 | \$148,650.95 | \$779,928.45 | \$1,498,158.05 | \$2,920,877.37 |
| Total | 109.82 | \$6,888,128.91 | \$13,267,729.02 | \$21,208,706.33 | Total | \$244,444.14 | \$249,695.78 | \$148,650.95 | \$779,928.45 | \$1,498,158.05 | \$2,920,877.37 |

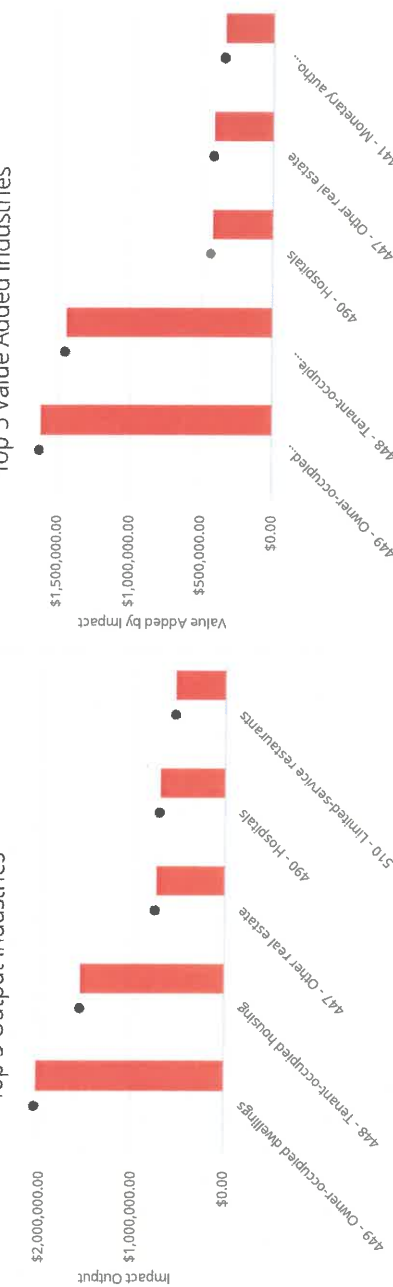
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|-----------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|---------------------|-----------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 109.82 | \$6,888,128.91 | \$13,267,729.02 | \$21,208,706.33 | 3 - Induced | \$244,444.14 | \$249,695.78 | \$148,650.95 | \$779,928.45 | \$1,498,158.05 | \$2,920,877.37 |
| Total | 109.82 | \$6,888,128.91 | \$13,267,729.02 | \$21,208,706.33 | Total | \$244,444.14 | \$249,695.78 | \$148,650.95 | \$779,928.45 | \$1,498,158.05 | \$2,920,877.37 |

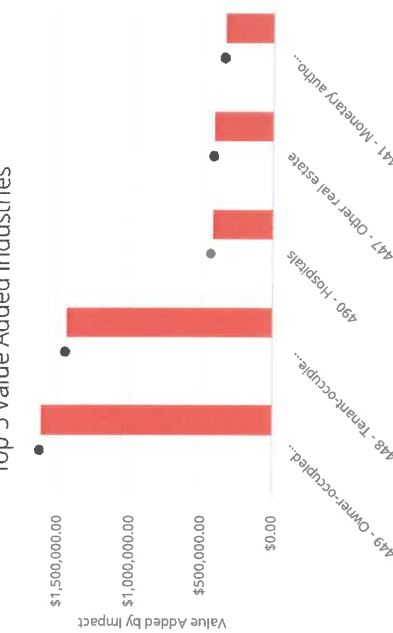
Top 5 Employment Industries



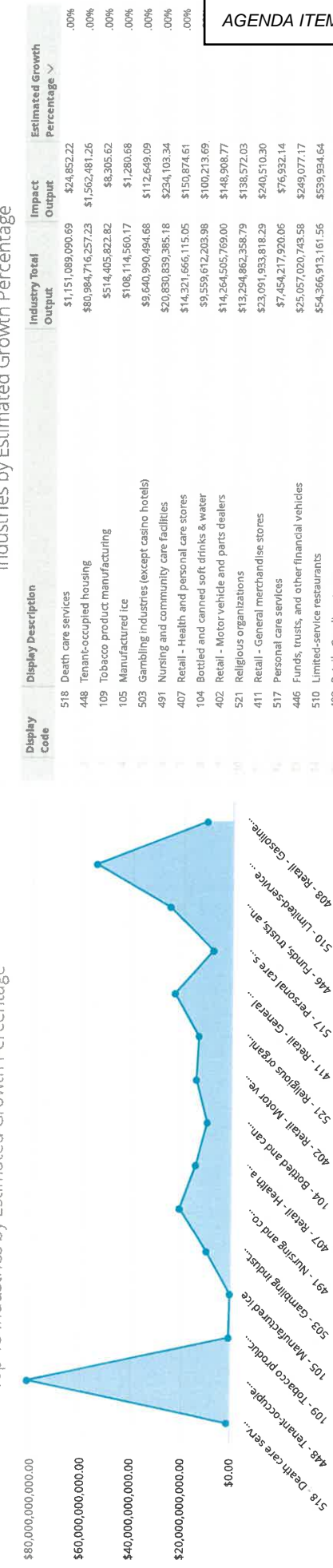
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|---------------------------------------------|-----------------------|----------------|-----------------------------|
| 518 | Death care services | \$1,151,089,090.69 | \$24,852.22 | .00% |
| 448 | Tenant-occupied housing | \$80,984,716,257.23 | \$1,562,481.26 | .00% |
| 109 | Tobacco product manufacturing | \$514,405,822.82 | \$8,305.62 | .00% |
| 105 | Manufactured ice | \$108,114,560.17 | \$112,649.09 | .00% |
| 503 | Gambling industries (except casino hotels) | \$9,640,990,494.68 | \$234,103.34 | .00% |
| 491 | Nursing and community care facilities | \$20,830,839,385.18 | \$150,874.61 | .00% |
| 407 | Retail - Health and personal care stores | \$14,321,666,115.05 | \$100,213.69 | .00% |
| 104 | Bottled and canned soft drinks & water | \$9,559,612,203.98 | \$148,908.77 | .00% |
| 402 | Retail - Motor vehicle and parts dealers | \$13,294,862,358.79 | \$138,572.03 | .00% |
| 521 | Religious organizations | \$23,091,933,818.29 | \$240,510.30 | .00% |
| 411 | Retail - General merchandise stores | \$7,454,217,920.06 | \$76,932.14 | .00% |
| 517 | Personal care services | \$25,057,020,743.58 | \$249,077.17 | .00% |
| 446 | Funds, trusts, and other financial vehicles | \$54,366,913,161.56 | \$639,954.64 | .00% |
| 510 | Limited-service restaurants | \$10,174,250,111.19 | \$100,519.79 | .00% |
| 408 | Retail - Gasoline stores | \$888,112,988.95 | \$8,000.64 | .00% |
| 94 | Cookie and cracker manufacturing | \$41,385.42 | \$41,385.42 | .00% |

AGENDA ITEM NO. 5.

Impact Results Overview - Student Spending Impact 2025-26

FILTERS Run ID is 89566 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

Economic Indicators by Impact

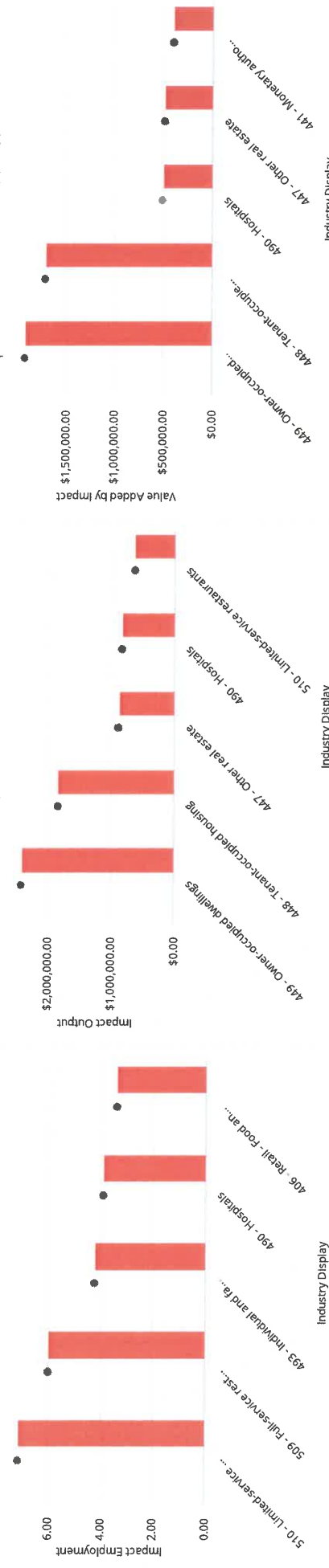
| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|------------|----------------|-----------------|-----------------|--------------|--------------------|------------------------------|--------------|--------------|----------------|----------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 129.81 | \$8,142,121.61 | \$15,683,136.09 | \$25,069,778.51 | 3 - Induced | \$288,945.51 | \$295,153.22 | \$175,713.04 | \$921,915.42 | \$1,770,899.65 | \$3,452,626.84 |
| Total | | | | | Total | | | | | | |

Tax Results

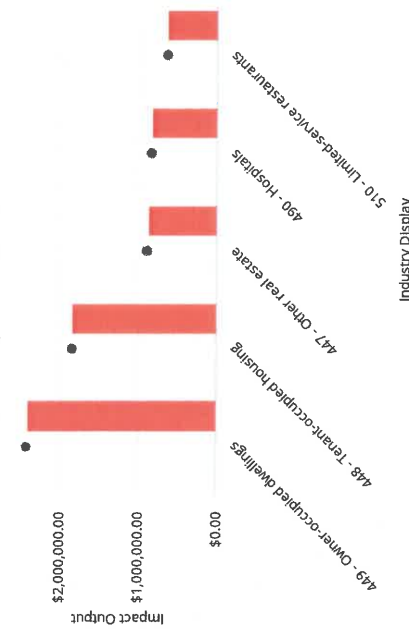
| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|------------|----------------|-----------------|-----------------|--------------|--------------------|------------------------------|--------------|--------------|----------------|----------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 129.81 | \$8,142,121.61 | \$15,683,136.09 | \$25,069,778.51 | 3 - Induced | \$288,945.51 | \$295,153.22 | \$175,713.04 | \$921,915.42 | \$1,770,899.65 | \$3,452,626.84 |
| Total | | | | | Total | | | | | | |

Total 129.81 \$8,142,121.61 \$15,683,136.09 \$25,069,778.51 Total \$288,945.51 \$295,153.22 \$175,713.04 \$921,915.42 \$1,770,899.65 \$3,452,626.84

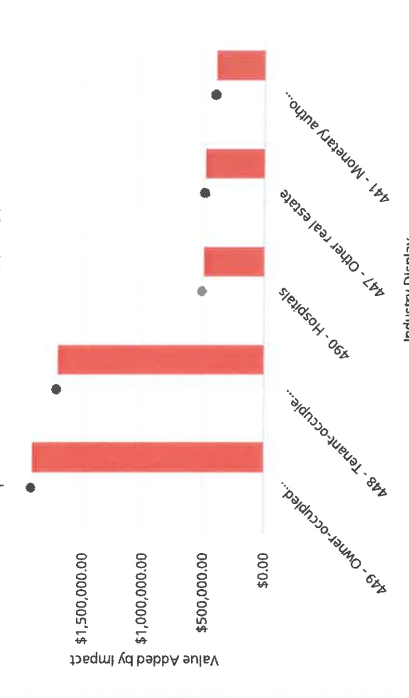
Top 5 Employment Industries



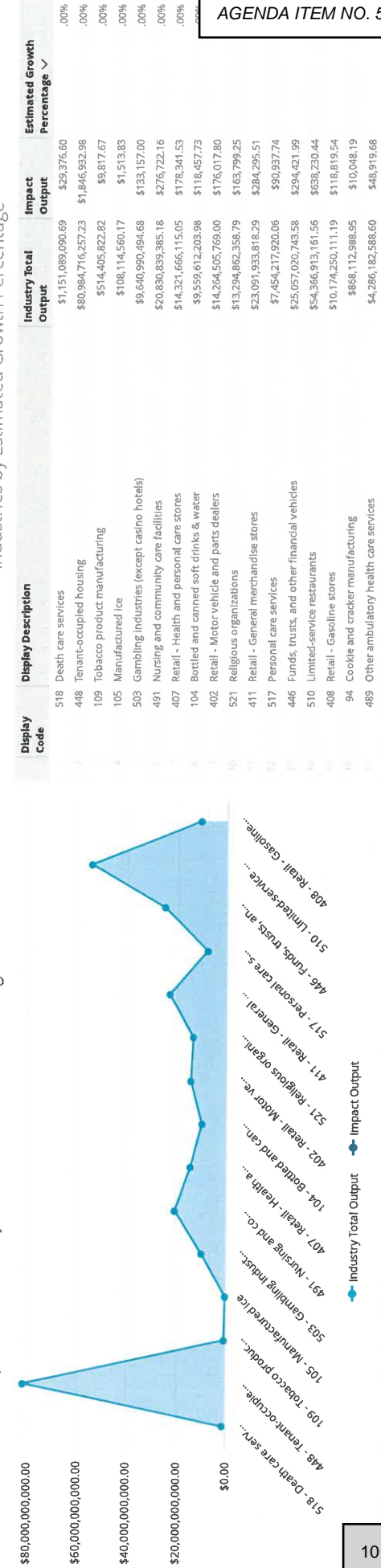
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



AGENDA ITEM NO. 5.

Impact Results Overview - Student Spending Impact 2026-27

FILTERS Run ID is 89518 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

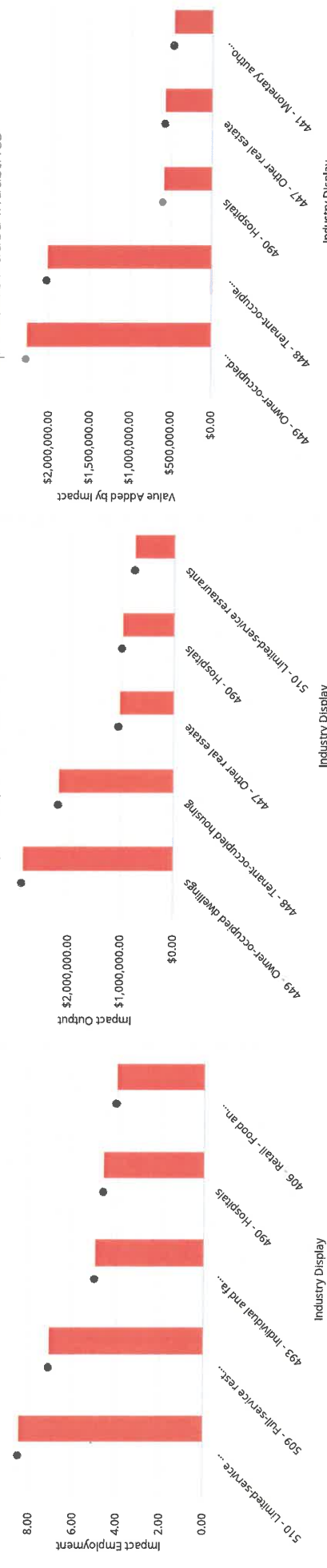
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|-----------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 153.52 | \$9,629,054.59 | \$18,547,226.49 | \$29,648,079.15 | 3 - Induced | \$341,713.40 | \$349,054.78 | \$207,802.16 | \$1,090,277.74 | \$2,094,305.41 | \$4,083,153.49 |
| Total | 153.52 | \$9,629,054.59 | \$18,547,226.49 | \$29,648,079.15 | Total | \$341,713.40 | \$349,054.78 | \$207,802.16 | \$1,090,277.74 | \$2,094,305.41 | \$4,083,153.49 |

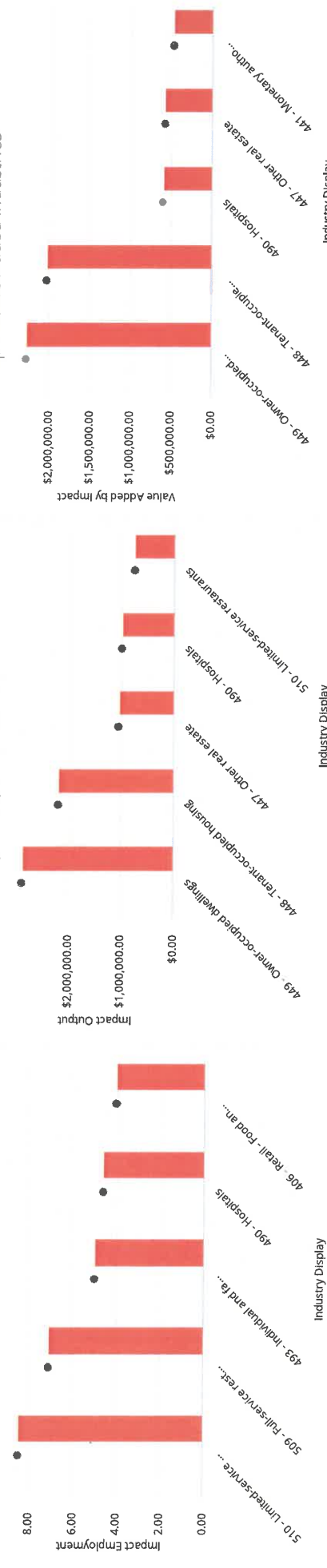
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|-----------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| 1 - Direct | 0.00 | \$0.00 | \$0.00 | \$0.00 | 1 - Direct | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 - Indirect | 0.00 | \$0.00 | \$0.00 | \$0.00 | 2 - Indirect | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 - Induced | 153.52 | \$9,629,054.59 | \$18,547,226.49 | \$29,648,079.15 | 3 - Induced | \$341,713.40 | \$349,054.78 | \$207,802.16 | \$1,090,277.74 | \$2,094,305.41 | \$4,083,153.49 |
| Total | 153.52 | \$9,629,054.59 | \$18,547,226.49 | \$29,648,079.15 | Total | \$341,713.40 | \$349,054.78 | \$207,802.16 | \$1,090,277.74 | \$2,094,305.41 | \$4,083,153.49 |

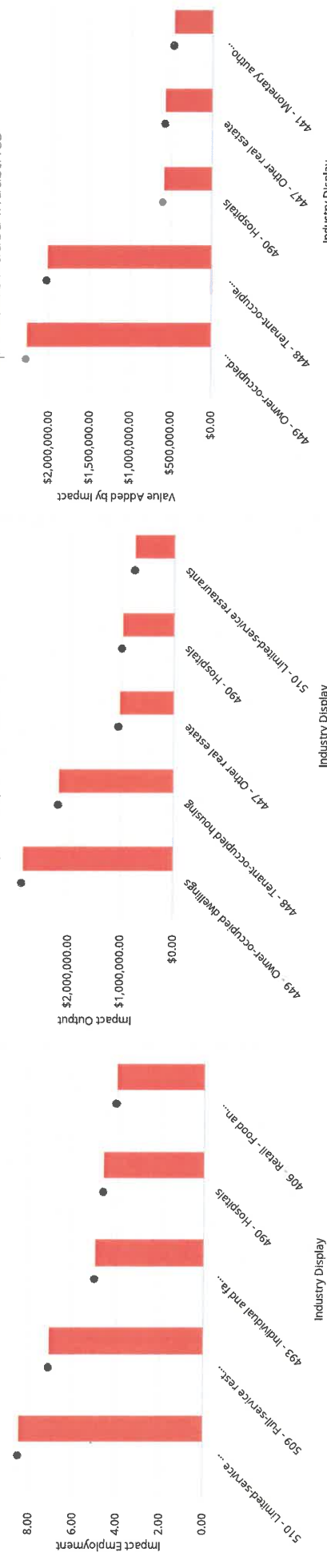
Top 5 Employment Industries



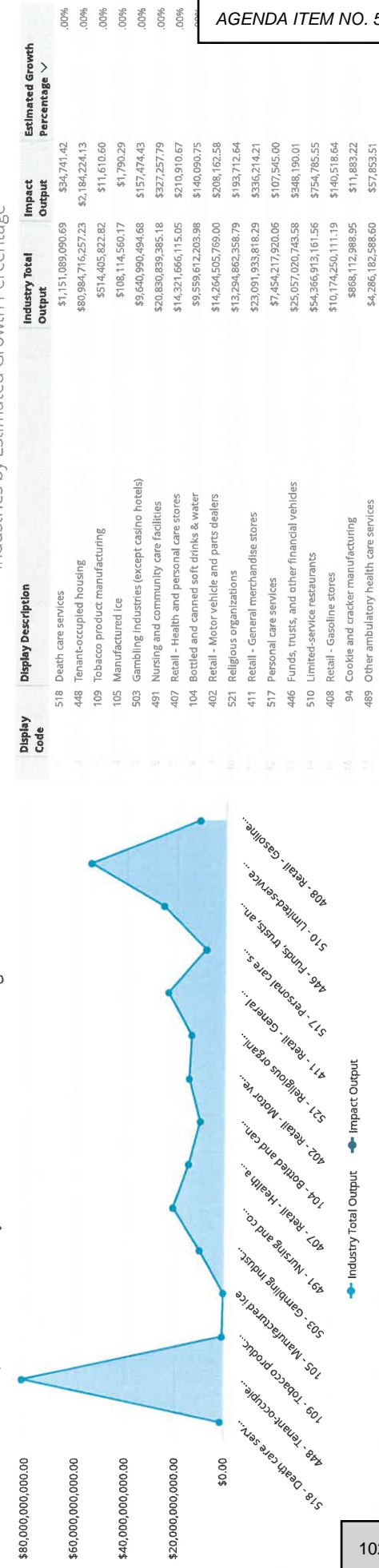
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|---------------------------------------------|-----------------------|----------------|-----------------------------|
| 518 | Death care services | \$11,151,089,090.69 | \$34,741.42 | .00% |
| 448 | Tenant-occupied housing | \$80,984,716,257.23 | \$2,184,224.13 | .00% |
| 109 | Tobacco product manufacturing | \$514,405,622.82 | \$11,610.60 | .00% |
| 105 | Manufactured ice | \$108,114,560.17 | \$1,790.29 | .00% |
| 503 | Gambling industries (except casino hotels) | \$9,640,990,494.68 | \$157,474.43 | .00% |
| 491 | Nursing and community care facilities | \$20,830,839,395.18 | \$327,257.79 | .00% |
| 407 | Retail - Health and personal care stores | \$14,321,666,115.05 | \$210,910.67 | .00% |
| 104 | Bottled and canned soft drinks & water | \$9,559,612,203.98 | \$140,090.75 | .00% |
| 402 | Retail - Motor vehicle and parts dealers | \$14,264,505,769.00 | \$208,162.58 | .00% |
| 521 | Religious organizations | \$13,294,862,358.79 | \$193,712.64 | .00% |
| 411 | Retail - General merchandise stores | \$23,091,935,818.29 | \$336,214.21 | .00% |
| 517 | Personal care services | \$7,454,217,920.06 | \$107,545.00 | .00% |
| 446 | Funds, trusts, and other financial vehicles | \$25,057,020,743.58 | \$348,190.01 | .00% |
| 510 | Limited-service restaurants | \$54,366,913,161.56 | \$754,785.55 | .00% |
| 408 | Retail - Gasoline stores | \$10,174,250,111.19 | \$140,518.64 | .00% |
| 94 | Cookie and cracker manufacturing | \$868,112,988.95 | \$11,893.22 | .00% |
| 489 | Other ambulatory health care services | \$4,286,182,588.60 | \$57,853.51 | .00% |

AGENDA ITEM NO. 5.

Impact Results Overview - ONE TIME Capital Investment - CHSU Operations - Is not a recurring impact

Run ID is 89559 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

FILTERS

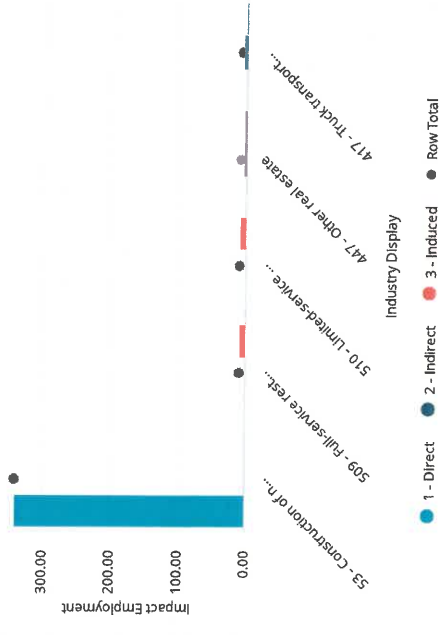
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|------------------------|-------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|------------------------|
| 1 - Direct | 341,113 | \$27,400,171.69 | \$36,873,258.54 | \$55,000,000.00 | 1 - Direct | \$60,704.22 | \$63,862.26 | \$38,035.25 | \$1,276,485.51 | \$5,212,869.01 | \$6,651,954.25 |
| 2 - Indirect | 70.65 | \$5,657,325.39 | \$9,107,766.44 | \$17,416,736.66 | 2 - Indirect | \$158,871.76 | \$162,371.79 | \$96,665.35 | \$545,506.53 | \$1,181,974.65 | \$2,145,390.09 |
| 3 - Induced | 155.93 | \$9,717,000.49 | \$17,904,519.12 | \$28,783,915.13 | 3 - Induced | \$327,386.41 | \$334,435.66 | \$199,095.35 | \$1,059,610.28 | \$2,091,512.69 | \$4,012,024.40 |
| Total | 567.72 | \$42,774,497.56 | \$63,885,544.10 | \$101,200,651.79 | Total | \$546,942.39 | \$560,669.71 | \$333,797.95 | \$2,881,602.32 | \$8,486,356.36 | \$12,809,368.74 |

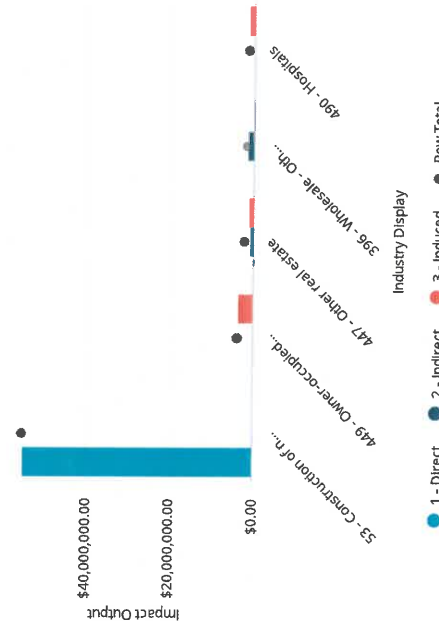
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|------------------------|-------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|------------------------|
| 1 - Direct | 341,113 | \$27,400,171.69 | \$36,873,258.54 | \$55,000,000.00 | 1 - Direct | \$60,704.22 | \$63,862.26 | \$38,035.25 | \$1,276,485.51 | \$5,212,869.01 | \$6,651,954.25 |
| 2 - Indirect | 70.65 | \$5,657,325.39 | \$9,107,766.44 | \$17,416,736.66 | 2 - Indirect | \$158,871.76 | \$162,371.79 | \$96,665.35 | \$545,506.53 | \$1,181,974.65 | \$2,145,390.09 |
| 3 - Induced | 155.93 | \$9,717,000.49 | \$17,904,519.12 | \$28,783,915.13 | 3 - Induced | \$327,386.41 | \$334,435.66 | \$199,095.35 | \$1,059,610.28 | \$2,091,512.69 | \$4,012,024.40 |
| Total | 567.72 | \$42,774,497.56 | \$63,885,544.10 | \$101,200,651.79 | Total | \$546,942.39 | \$560,669.71 | \$333,797.95 | \$2,881,602.32 | \$8,486,356.36 | \$12,809,368.74 |

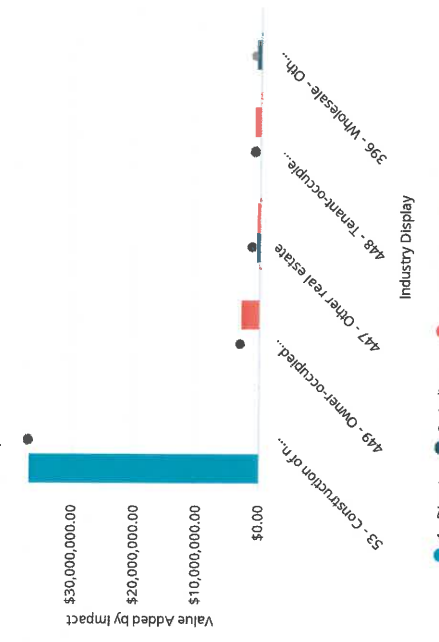
Top 5 Employment Industries



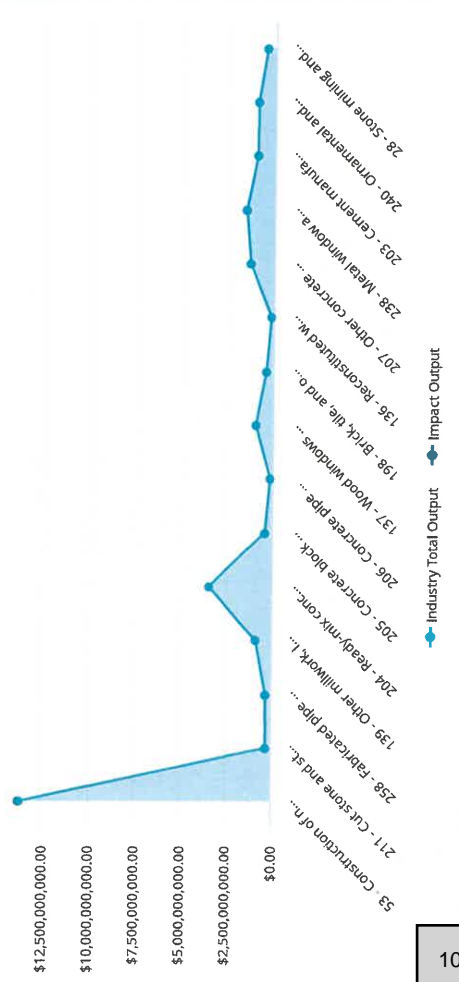
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|--------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 53 | Construction of new educational and vocational structures | \$13,673,331,045.57 | \$55,000,000.00 | .40% |
| 211 | Cut stone and stone product manufacturing | \$287,757,466.90 | \$189,497.14 | .07% |
| 258 | Fabricated pipe and pipe fitting manufacturing | \$305,165,699.36 | \$78,734.85 | .03% |
| 139 | Other millwork, including flooring | \$864,117,512.09 | \$305,052.04 | .02% |
| 204 | Ready-mix concrete manufacturing | \$3,455,469,478.09 | \$700,332.01 | .02% |
| 205 | Concrete block and brick manufacturing | \$408,166,064.17 | \$82,386.50 | .02% |
| 206 | Concrete pipe manufacturing | \$147,753,871.31 | \$29,642.06 | .02% |
| 137 | Wood windows and door manufacturing | \$933,646,351.41 | \$182,788.11 | .02% |
| 198 | Brick, tile, and other structural clay product manufacturing | \$393,828,316.45 | \$72,322.94 | .02% |
| 136 | Reconstituted wood product manufacturing | \$146,339,292.48 | \$23,909.88 | .02% |
| 207 | Other concrete product manufacturing | \$1,278,219,378.43 | \$204,396.17 | .02% |
| 238 | Metal window and door manufacturing | \$1,506,722,380.11 | \$218,670.79 | .02% |
| 203 | Cement manufacturing | \$929,483,779.70 | \$130,425.08 | .02% |
| 240 | Ornamental and architectural metal work manufacturing | \$912,912,537.06 | \$124,810.86 | .02% |
| 28 | Stone mining and quarrying | \$452,961,841.52 | \$61,464.36 | .02% |
| 133 | Wood preservation | \$345,926,230.76 | \$44,987.14 | .02% |
| 142 | Prefabricated wood building manufacturing | \$151,096,188.35 | \$19,299.21 | .02% |

AGENDA ITEM NO. 5.

Impact Results Overview - ONE TIME Capital Investment - MULTI FAMILY DEVELOPMENTS - Is not a recurring impact

Run ID is 89565 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

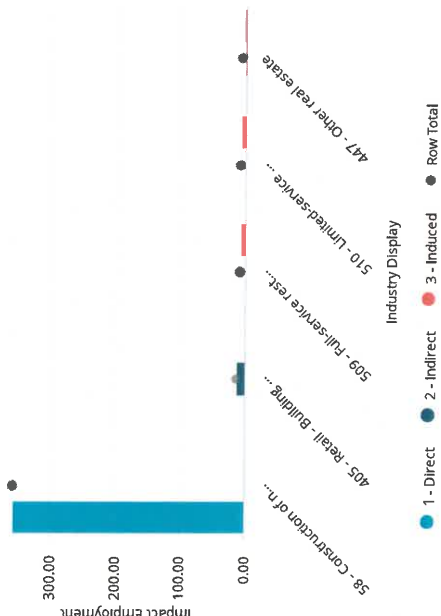
FILTERS

Economic Indicators by Impact

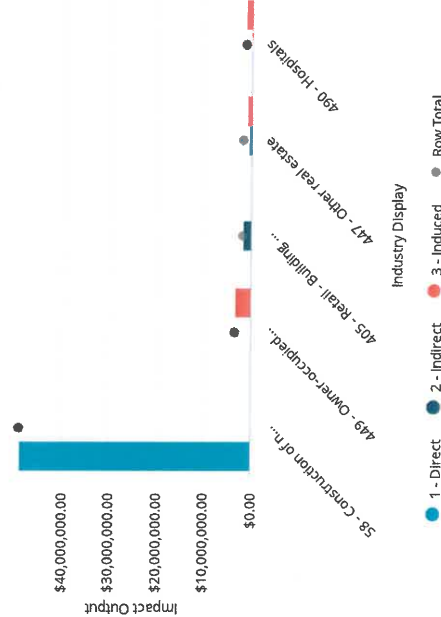
| Impact | Employment | Labor Income | Value Added | Output | Impact | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|------------------------|------------------------|--------------|---------------------|------------------------------|---------------------|-----------------------|-----------------------|------------------------|
| 1 - Direct | 358.53 | \$27,897,344.58 | \$39,963,144.85 | \$49,000,000.00 | 1 - Direct | \$78,834.52 | \$82,376.60 | \$49,052.76 | \$1,356,849.40 | \$5,280,224.37 | \$6,847,337.64 |
| 2 - Indirect | 47.89 | \$3,332,334.49 | \$5,517,186.73 | \$9,850,266.66 | 2 - Indirect | \$142,784.75 | \$145,801.31 | \$85,799.26 | \$410,771.26 | \$712,951.35 | \$1,499,107.93 |
| 3 - Induced | 147.08 | \$9,165,297.60 | \$16,879,577.33 | \$27,136,088.85 | 3 - Induced | \$308,445.76 | \$315,107.17 | \$187,592.54 | \$998,760.63 | \$1,972,552.84 | \$3,782,438.93 |
| Total | 553.50 | \$40,394,976.67 | \$62,359,908.91 | \$85,986,355.50 | Total | \$530,065.04 | \$543,285.07 | \$323,444.56 | \$2,766,381.29 | \$7,965,708.55 | \$12,128,884.51 |

Tax Results

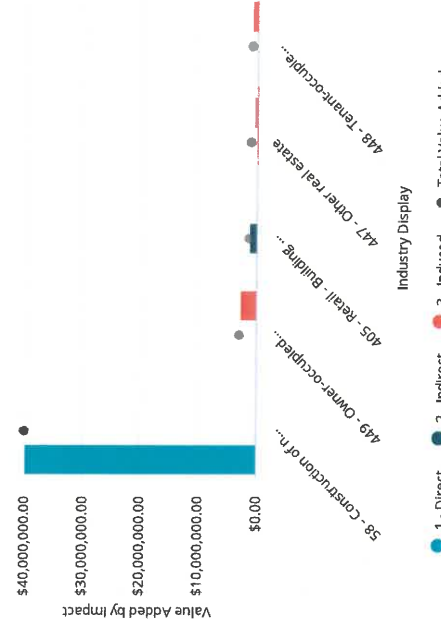
Top 5 Employment Industries



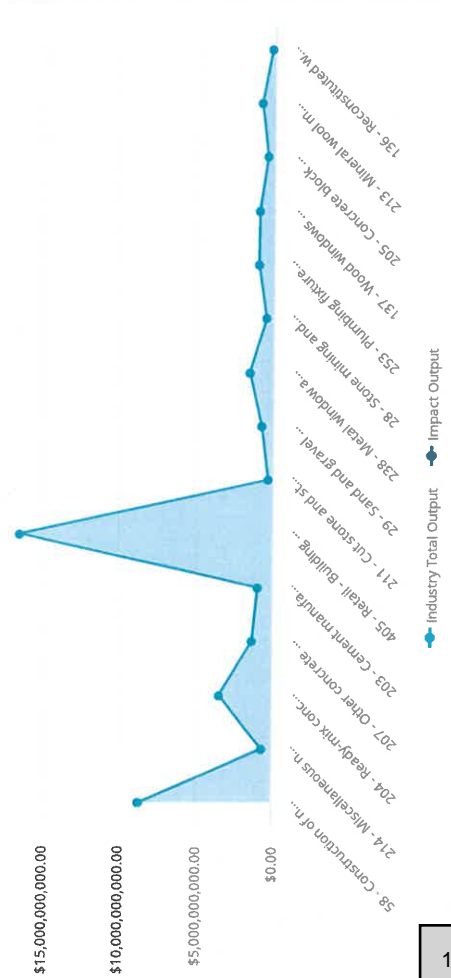
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|---------------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 58 | Construction of new multifamily residential structures | \$8,624,952,780.29 | \$49,000,000.00 | .57% |
| 214 | Miscellaneous nonmetallic mineral products manufacturing | \$623,595,111.01 | \$129,759.79 | .02% |
| 204 | Ready-mix concrete manufacturing | \$3,455,469,478.09 | \$591,715.78 | .02% |
| 207 | Other concrete product manufacturing | \$1,278,219,378.43 | \$186,408.30 | .01% |
| 203 | Cement manufacturing | \$929,483,779.70 | \$98,626.54 | .01% |
| 405 | Retail - Building material and garden equipment and supplies stores | \$16,460,466,383.78 | \$1,716,235.89 | .01% |
| 211 | Cut stone and stone product manufacturing | \$287,757,466.90 | \$29,103.57 | .01% |
| 29 | Sand and gravel mining | \$722,631,416.93 | \$8,253.20 | .01% |
| 238 | Metal window and door manufacturing | \$1,506,722,380.11 | \$19,460.24 | .01% |
| 28 | Stone mining and quarrying | \$452,961,841.52 | \$32,366.45 | .01% |
| 253 | Plumbing fixture fitting and trim manufacturing | \$961,875,753.73 | \$62,125.19 | .01% |
| 137 | Wood windows and door manufacturing | \$933,646,351.41 | \$58,363.07 | .01% |
| 205 | Concrete block and brick manufacturing | \$408,165,064.17 | \$25,102.67 | .01% |
| 213 | Mineral wool manufacturing | \$809,610,467.34 | \$49,503.18 | .01% |
| 136 | Reconstituted wood product manufacturing | \$146,339,292.48 | \$8,604.89 | .01% |
| 139 | Other millwork, including flooring | \$864,117,512.09 | \$45,215.11 | .01% |
| 30 | Other clay, ceramic, refractory minerals mining | \$44,249,667.32 | \$2,088.72 | .01% |

AGENDA ITEM NO. 5.

Impact Results Overview ONE TIME Capital Investment - SINGLE FAMILY DEVELOPMENTS - Is not a recurring impact

FILTERS Run ID is 89564 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

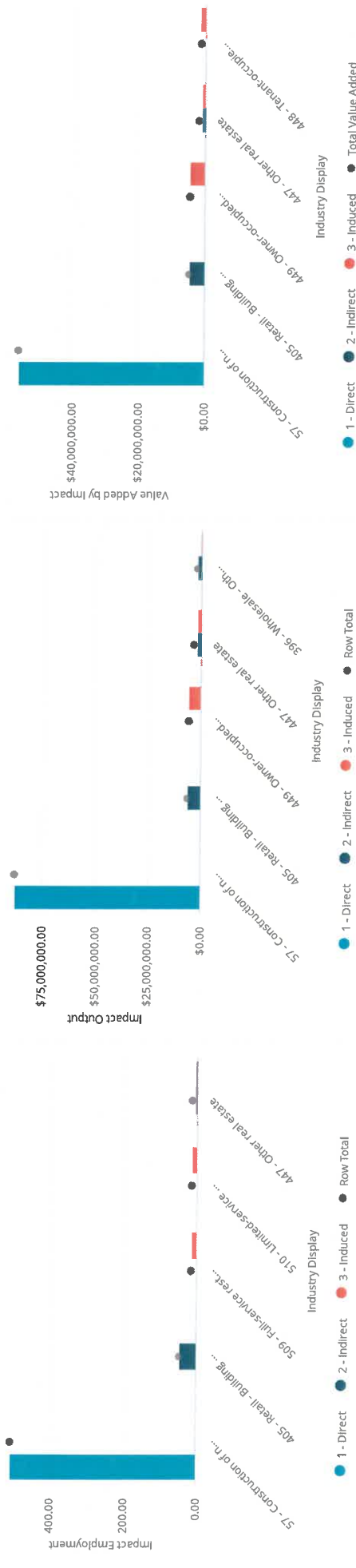
Economic Indicators by Impact

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|-------------------------|-------------------------|--------------|-----------------------|------------------------------|---------------------|-----------------------|------------------------|------------------------|
| 1 - Direct | 508.21 | \$39,380,636.66 | \$56,075,985.67 | \$88,000,000.00 | 1 - Direct | \$186,028.78 | \$192,478.98 | \$114,603.11 | \$2,044,793.82 | \$7,460,158.22 | \$9,998,062.91 |
| 2 - Indirect | 157.09 | \$11,063,916.63 | \$18,580,293.39 | \$32,602,449.04 | 2 - Indirect | \$512,021.70 | \$222,774.00 | \$311,220.28 | \$1,434,536.02 | \$2,386,111.62 | \$5,166,663.62 |
| 3 - Induced | 238.14 | \$14,839,477.65 | \$27,332,616.88 | \$43,940,726.53 | 3 - Induced | \$499,522.02 | \$510,309.77 | \$303,802.37 | \$1,617,333.34 | \$3,193,798.15 | \$6,124,765.66 |
| Total | 903.44 | \$65,284,030.94 | \$101,988,895.94 | \$164,543,175.58 | Total | \$1,197,572.50 | \$1,225,562.75 | \$729,625.76 | \$5,096,663.19 | \$13,040,067.99 | \$21,289,492.18 |

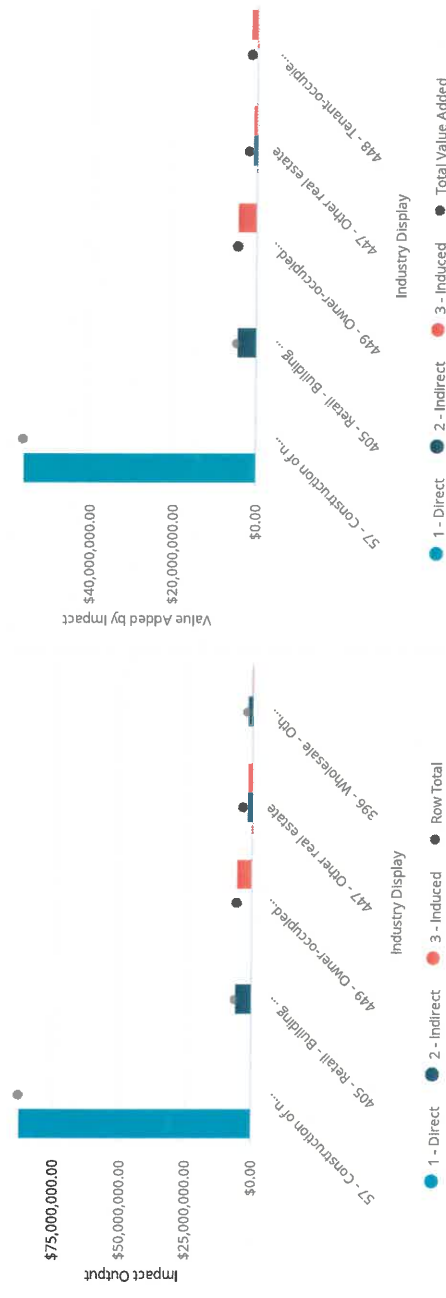
Tax Results

| Impact ^ | Employment | Labor Income | Value Added | Output | Impact ^ | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|--------------|---------------|------------------------|-------------------------|-------------------------|--------------|-----------------------|------------------------------|---------------------|-----------------------|------------------------|------------------------|
| 1 - Direct | 508.21 | \$39,380,636.66 | \$56,075,985.67 | \$88,000,000.00 | 1 - Direct | \$186,028.78 | \$192,478.98 | \$114,603.11 | \$2,044,793.82 | \$7,460,158.22 | \$9,998,062.91 |
| 2 - Indirect | 157.09 | \$11,063,916.63 | \$18,580,293.39 | \$32,602,449.04 | 2 - Indirect | \$512,021.70 | \$222,774.00 | \$311,220.28 | \$1,434,536.02 | \$2,386,111.62 | \$5,166,663.62 |
| 3 - Induced | 238.14 | \$14,839,477.65 | \$27,332,616.88 | \$43,940,726.53 | 3 - Induced | \$499,522.02 | \$510,309.77 | \$303,802.37 | \$1,617,333.34 | \$3,193,798.15 | \$6,124,765.66 |
| Total | 903.44 | \$65,284,030.94 | \$101,988,895.94 | \$164,543,175.58 | Total | \$1,197,572.50 | \$1,225,562.75 | \$729,625.76 | \$5,096,663.19 | \$13,040,067.99 | \$21,289,492.18 |

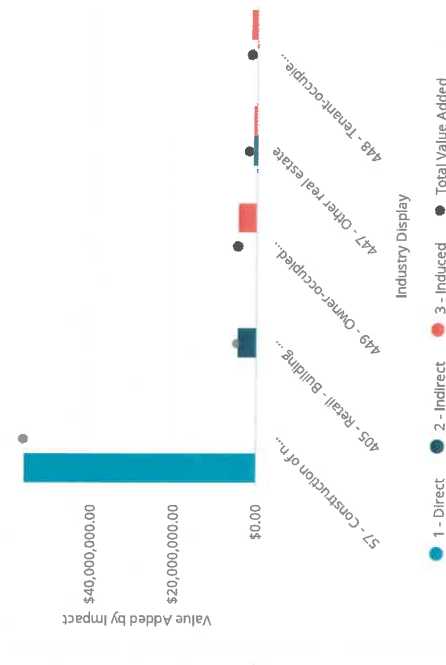
Top 5 Employment Industries



Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



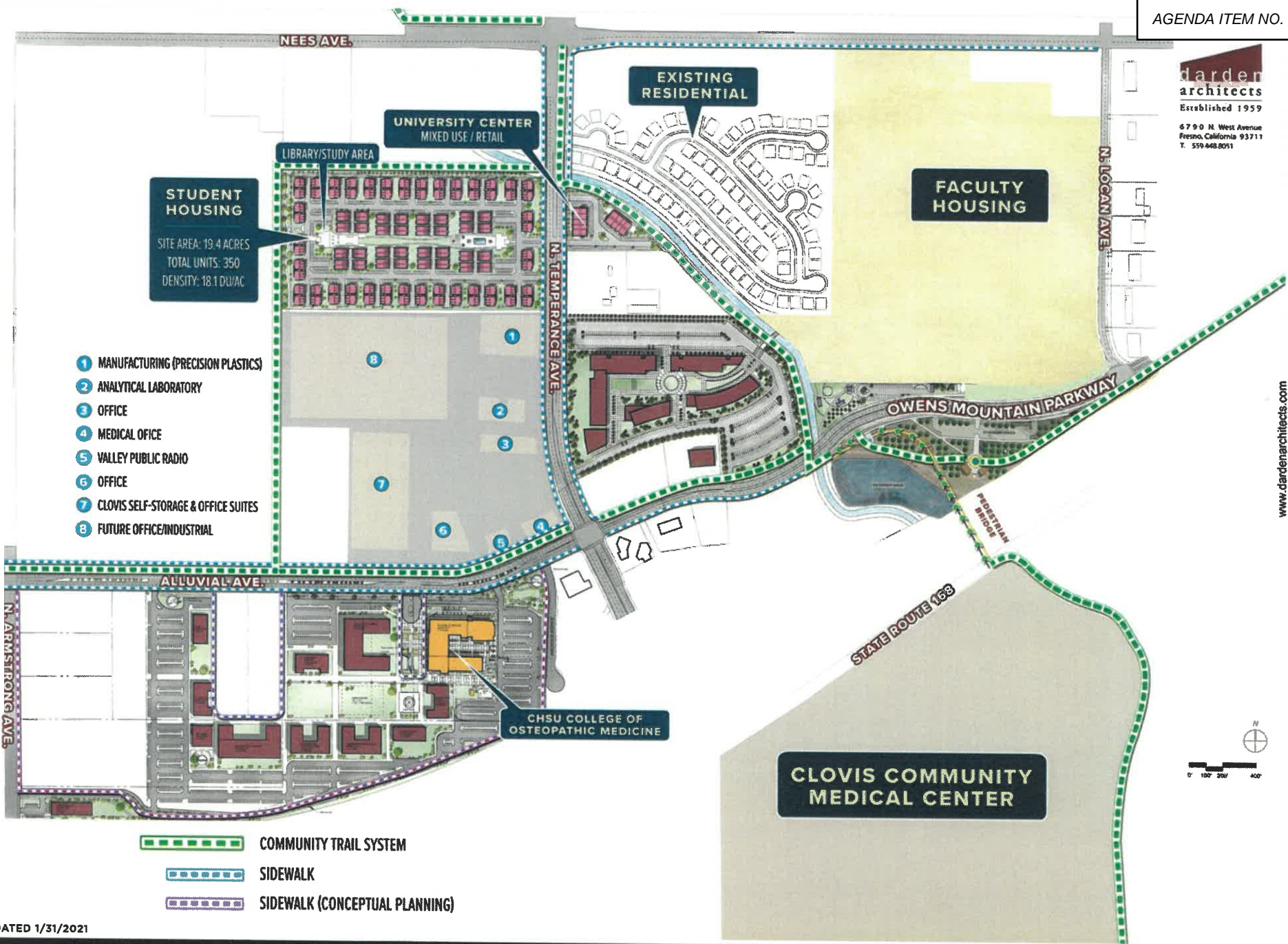
Industries by Estimated Growth Percentage

| Display Code | Display Description | Industry Total Output | Impact Output | Estimated Growth Percentage |
|--------------|---------------------------------------------------------------------|-----------------------|-----------------|-----------------------------|
| 57 | Construction of new single-family residential structures | \$35,342,622,700.92 | \$88,000,000.00 | 0.25% |
| 213 | Mineral wool manufacturing | \$809,610,467.34 | \$341,749.09 | 0.04% |
| 405 | Retail - Building material and garden equipment and supplies stores | \$16,460,466,383.78 | \$6,260,032.11 | 0.04% |
| 29 | Sand and gravel mining | \$722,631,416.93 | \$242,074.77 | 0.03% |
| 155 | Asphalt paving mixture and block manufacturing | \$564,335,327.03 | \$170,185.62 | 0.03% |
| 205 | Concrete block and brick manufacturing | \$408,166,064.17 | \$123,089.59 | 0.03% |
| 136 | Reconstituted wood product manufacturing | \$146,339,292.48 | \$39,443.31 | 0.03% |
| 204 | Ready-mix concrete manufacturing | \$452,961,841.52 | \$117,660.90 | 0.03% |
| 238 | Metal window and door manufacturing | \$3,455,469,478.09 | \$822,557.87 | 0.03% |
| 209 | Gypsum product manufacturing | \$1,506,723,380.11 | \$354,244.15 | 0.03% |
| 134 | Veneer and plywood manufacturing | \$804,390,359.80 | \$171,744.89 | 0.03% |
| 135 | Engineered wood product manufacturing | \$148,267,493.27 | \$30,270.26 | 0.03% |
| 155 | Engineered wood member and truss manufacturing | \$699,594,718.01 | \$142,099.22 | 0.03% |
| 253 | Plumbing fixture fitting and trim manufacturing | \$961,875,753.73 | \$183,248.45 | 0.03% |
| 203 | Cement manufacturing | \$929,483,779.70 | \$168,526.87 | 0.03% |
| 328 | Other major household appliance manufacturing | \$119,016,490.21 | \$21,363.13 | 0.03% |

AGENDA ITEM NO. 5.

darden
architects
Established 1959
6790 N. West Avenue
Fresno, California 93711
T. 559-448-0051

www.dardenarchitects.com



- 1 MANUFACTURING (PRECISION PLASTICS)
- 2 ANALYTICAL LABORATORY
- 3 OFFICE
- 4 MEDICAL OFFICE
- 5 VALLEY PUBLIC RADIO
- 6 OFFICE
- 7 CLOVIS SELF-STORAGE & OFFICE SUITES
- 8 FUTURE OFFICE/INDUSTRIAL

- COMMUNITY TRAIL SYSTEM
- SIDEWALK
- SIDEWALK (CONCEPTUAL PLANNING)

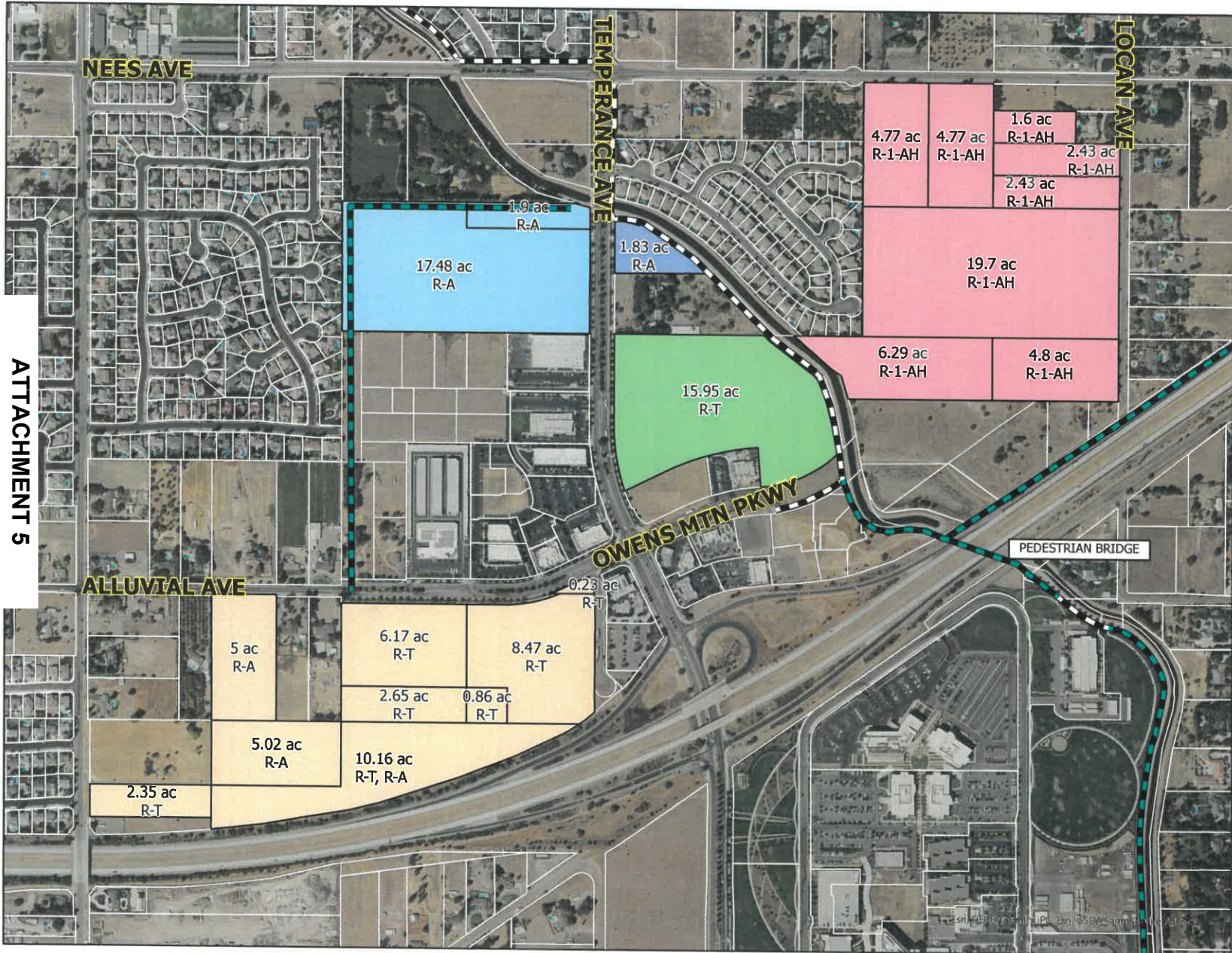
UPDATED 1/31/2021

CONCEPTUAL MASTER PLAN **CALIFORNIA HEALTH SCIENCES UNIVERSITY**
Clovis, CA

ATTACHMENT 4

ATTACHMENT 4

Copyright 2021 Darden Architects



CHSU MASTERPLAN PHASING

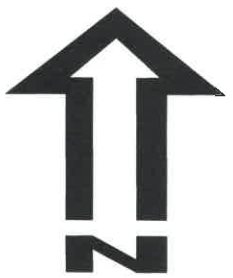
PHASE/TYPE

- PHASE 1 CAMPUS +/- 45 ac
- PHASE 2 MF +/- 20 ac
- PHASE 2 SF +/- 50 ac
- PHASE 3 CAMPUS +/- 16 ac
- PHASE 3 ANCILLARY COMMERCIAL +/- 7 ac

TRAILS

- Existing
- Planned

ATTACHMENT 5



12/28/2020 4:58 PM



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: November 9, 2020

SUBJECT: Consider – Update on California Health Science University (CHSU) and request for the City Council to provide policy direction regarding establishment of student and/or faculty housing within the area surrounding the CHSU Campus. Granville Homes and the Assemi Group, applicant.

Staff: Dave Merchen, City Planner

Recommendation: Provide policy direction regarding the request by Granville Homes and the Assemi Group.

ATTACHMENTS: 1. Applicant's Letter – October 5, 2020
2. Administrative Use Permit AUP2016-09
3. Approved Conceptual CHSU Master Site Plan

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff is seeking Council policy direction related to the addition of student and faculty housing within the area planned for the Research and Technology Park (R-T Park) with regard to three points:

1. Is the Council comfortable with the updated vision presented by Granville Homes and the Assemi Group to utilize approximately 65 acres of R-T Park land for student and faculty housing in support of the CHSU?
2. What level of affiliation tying the student and faculty housing to the CHSU Campus is reasonable and appropriate, considering that traditional housing projects are not otherwise allowed within the area planned for R-T Park?
3. If the Council concurs with the updated vision described above, should staff begin working on a zoning "clean-up" action within the R-T Park area to remove existing inconsistencies and streamline the process?

EXECUTIVE SUMMARY

In 2016, the Planning and Development Services Director approved an Administrative Use Permit (AUP) to allow for the development of CHSU within the City's planned R-T Park. In addition to the various educational buildings shown in the campus layout, CHSU requested and received approval to include student housing located west of Locan and north of the Owens Mountain Parkway alignment. Following the City's approval of the CHSU Campus, Granville Homes and the Assemi Group (applicant) began working with staff to implement the housing component of the 2016 AUP. The applicant's current vision for CHSU related housing anticipates an expanded area near the Campus being utilized to accommodate student and faculty housing needs.

Granville Homes and the Assemi Group have requested that an informational presentation be made to the City Council to provide an update on the development of the CHSU Campus and to request direction regarding their updated vision for CHSU related housing within the area surrounding the campus (see Attachment 1). This item will include a brief introduction by staff together with a presentation by the applicant.

BACKGROUND

The following section provides background on the R-T Park, including its intent and a brief overview of the development that has occurred since its inception in the late 1990's. The R-T Park was originally established in 1998 in order to attract high quality employment opportunities to the Clovis community and greater region. The impetus behind the R-T Park centered on promoting economic development and fiscal vitality and to create a stronger employment base. The objectives of the R-T Park are to:

- Provide accommodations for research and technology oriented uses, and actively promote such uses to broaden employment opportunities and strengthen the City's economic and fiscal base.
- Work with property owners in the designated R-T Park area to facilitate consolidation of parcels and creation of development sites of sufficient size to accommodate the space needs of major research and technology-based firms.
- Employ public investment in infrastructure as a catalyst to attract research and technology-based industries that will enhance the City's fiscal base.

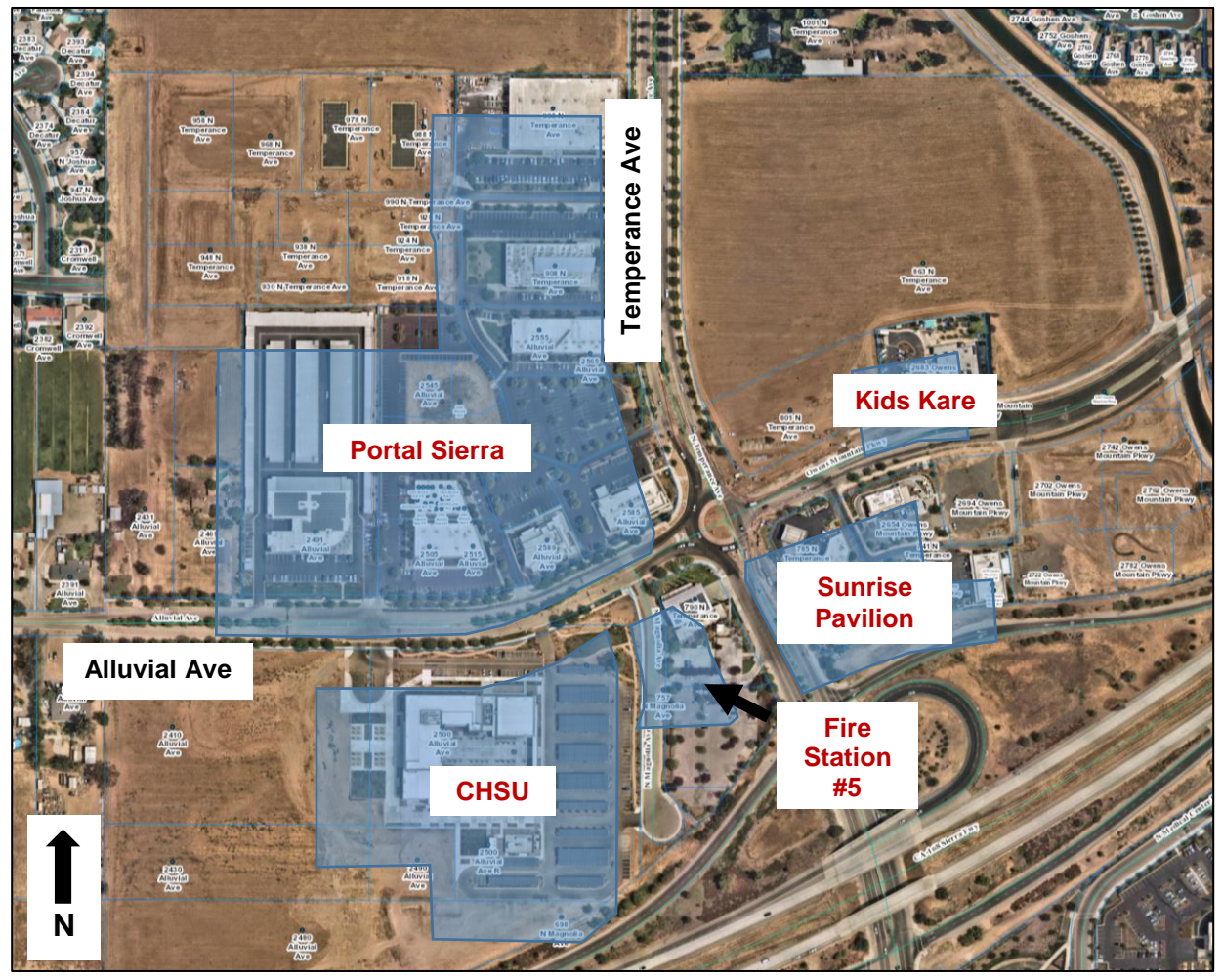
At full buildout, the R-T Park will accommodate the development of approximately 340 acres in three phases. While research and technology businesses are intended to be the primary use-cluster, allowances for hotel and retail uses on approximately 20 acres were also included. The retail uses would be secondary uses oriented predominantly along the freeway right-of-way and not as a rule in the interior of the Business Park. Based on employment characteristics of the businesses occupying the R-T Park thus far, the area may generate an estimated 5,400 employees.

To date, portions of the R-T Park have been developed with its intended uses, including the recently completed CHSU, portions of the Portal Sierra complex located at the northwest corner of Temperance and Alluvial Avenues, and the commercial area at the southeast corner of Temperance Avenue and Owens Mountain Parkway. These referenced locations are shown below in **Figure 1**.

PROPOSAL AND ANALYSIS

The following section includes discussion on relevant existing entitlements and the applicant's current vision for student and/or faculty housing as part of the greater CHSU Campus.

**FIGURE 1
R-T Park Development**



Existing Entitlement – AUP2016-09

On June 9, 2016, the City approved AUP2016-09 (Attachment 2) for the CHSU educational campus. As part of the approval, a conceptual CHSU master site plan was provided which included three (3) phases of development, which are described below in more detail and shown in Attachment 3.

- Phase 1 – CHSU Campus (west of Temperance Avenue): According to the conceptual master site plan included under AUP2016-09, Phase 1 of the campus includes construction of approximately 291,000 square feet of building area consisting of four (4) separate buildings for the College of Pharmacy, College of Medicine, Administration, Library & Food Service, and College of Allied Health.
- Phase 2 – CHSU Campus (east of Temperance Avenue): According to the conceptual master site plan included under AUP2016-09, Phase 2 of the campus includes the construction of approximately 247,000 square feet of building area consisting of five (5) separate buildings for the College of Dentistry, College of Optometry, Clinic, Auditorium and Food Service & Student Center.
- Phase 3 – CHSU Student Housing (east of Temperance Avenue): According to the conceptual master site plan included under AUP2016-09, Phase 3 of the campus includes the construction of approximately 250 student housing units on approximately 24.5 acres near the corner of Owens Mountain Parkway and Locan Avenue. According to the conceptual master site plan, the units appear to be of a multi-family design and were anticipated to accommodate up to four (4) students per unit for a maximum capacity to house approximately 1,000 students.

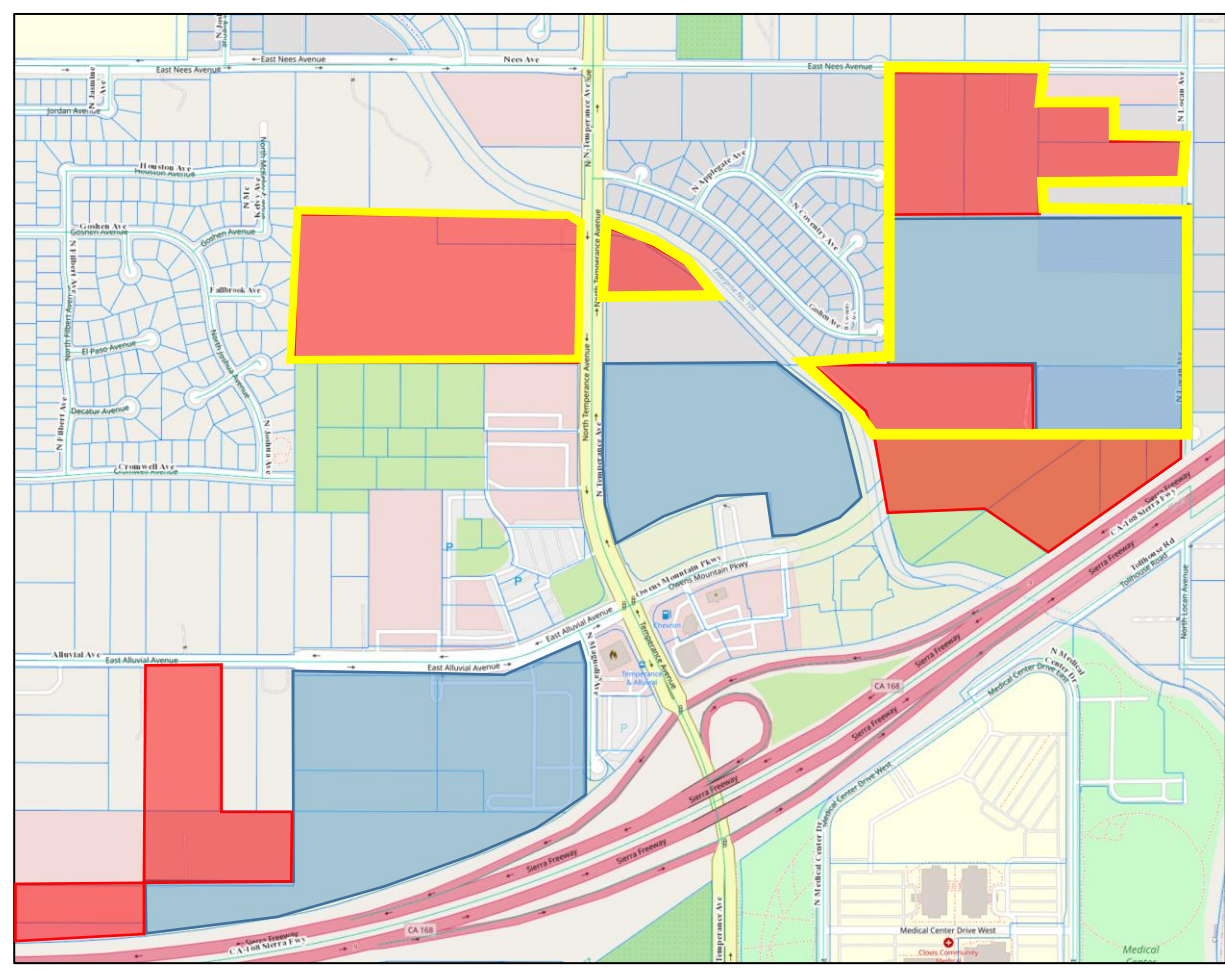
At the time of approval of AUP2016-09, the proposed use was classified as “Schools, Specialized Education and Training” under the Clovis Municipal Code (CMC). Although student (or faculty) housing is not explicitly defined under “Schools, Specialized Education and Training,” because of its ancillary use as part of the CHSU campus build out and its ultimate intent to serve CHSU students, City staff found that the student housing component was appropriate given its direct correlation to the CHSU school. This was a key determination, because neither single family nor multi-family development is otherwise permitted within the R-T zone or the underlying Mixed Use-Business Campus General Plan designation.





Current Vision for CHSU Campus Related Housing

Since the approval of AUP2016-09, the vision for the type and locations of the CHSU housing component (Phase 3 of AUP2016-09) has evolved. The updated concept includes an expanded area being utilized for a mix of units in both single family and multi-family formats. For illustrative purposes, the applicant provided an updated graphic showing a generalized layout of the campus and surrounding area, including the housing component (Attachment 1).

The conceptual master plan previously approved with AUP 2016-09 includes about 24 acres of land dedicated to housing, while the updated concept adds approximately 50 additional acres. A diagram comparing the previous master plan to the revised proposal is included as **Figure 2**. Detail regarding the number and size of dwelling units is not included. The layout is conceptual at this point, and is not intended to function as a site plan proposal.

FIGURE 2
Limits of AUP2016-09 vs. Updated Concept



-  = Approved Limits of AUP2016-09
 -  = Addition Contemplated by Updated Concept
 -  = Total Proposed Limits of Student and Faculty Housing
- 
N

Housing in the R-T Park and Mixed Use-Business Campus Designation

While neither single-family nor multi-family development is permitted as a stand-alone use in the R-T Park and Mixed-Use Business Campus area, housing which is integral to the CHSU Campus can be viewed as a consistent use. This is how the student housing identified in the original approval of AUP2016-09 was presented. In evaluating the applicant's updated concept, staff determined that student and faculty housing sites should demonstrate a clear association with the CHSU Campus in order to qualify as a permitted use within the campus area.

University - Housing Affiliation

A variety of potential models exist to establish the relationship between an educational campus and surrounding student and faculty housing. On one end of the spectrum, the housing units can be owned and managed by the university or a university foundation. On the opposite end of the spectrum, the units can be privately owned and simply marketed to individuals associated with the school who want to own or rent in close proximity. The following specific examples were identified by staff as it researched student and faculty housing affiliations:

- CSU Monterey Bay: Single Family - CSU sells home, but maintains a *ground lease* in perpetuity, owner rents ground as well. Rental single family homes also available. Apartments - Combination of traditional student apartments and apartments reserved for rent to CSUMB and employees of certain "educational partners."
- Westmont (Santa Barbara): Single Family - School sells home with *deed restriction* that the home be sold to future faculty/staff. Apartments – traditional on-campus housing and off-campus complex owned by the university.
- CSU Channel Islands: Single Family - CSU sells home, but maintains a *ground lease* in perpetuity, owner rents ground as well. Apartments – traditional on-campus student housing.
- Stanford: Single Family - Stanford sells home, but maintains a *ground lease* in perpetuity, owner rents ground as well. Rental Housing Programs comprised of residential rental leases for university-owned faculty residences subject to a *ground lease* (on- & off-campus), and Stanford University Residences (on- & off-campus). Apartments – traditional on-campus housing. Stanford has also secured off-campus leases at apartment complexes in Palo Alto, Menlo Park, Mountain View, and Redwood City to help meet the high demand for housing. These subsidized off-campus apartments are offered along with the on-campus options in a housing lottery application.
- CSU Fresno: Single Family – Not offered. Apartments: Traditional on-campus housing. Palazzo apartments, new construction near Shaw and Freeway 168, is *market rate, open to anybody*. Marketed to students, on property sold to University foundation.

- UCSF School of Medicine: While in Fresno, medical students from the UCSF School of Medicine campus are housed at Riverview Garden Apartments, provided by the University. UCSF Students who are rotating in Fresno do not pay housing fees.

The written communication from Granville Homes and the Assemi Group, included as Attachment 1 to this report, outlines the proposed relationship between the student and faculty housing units and the CHSU Campus. The primary characteristic of the proposed affiliation is the opportunity for CHSU community members, students, faculty, and staff to gain primary access to the housing units. This includes making all rental units and single family ownership units available to CHSU community members before becoming available to the public. Additionally, five single homes would be permanently available exclusively to CHSU community members.

Staff and the applicant seek Council's direction relative to proceeding with the updated concept for student and faculty housing based on the affiliation described above and outlined in Attachment 1. Staff's observation is that the affiliation should be sufficiently clear to distinguish between the applicant's proposal and any other conventional single or multi-family development that might also request to develop in the planned R-T Park area. If a more direct tie is desired by the Council than has been outlined by the applicant (such as ground lease, deed restriction, occupancy covenant, etc.), that direction may be given by the Council.

Necessary Planning Entitlements

When the Council is satisfied with the mechanism that will tie student and faculty housing to the University, two levels of entitlements are necessary to implement the applicant's updated concept. First, a "clean-up" action should be processed to transition the existing non-conforming zoning to the R-T designation and remove existing inconsistencies in the way the existing General Plan references to the R-T Park. At Council's direction, this clean-up action can be initiated and processed by the City and will address the entire R-T Park area. Second, the applicant should submit a request for a new (or amended) administrative use permit to replace the outdated master plan with the updated plan.

Alternatively, if the student and faculty housing products are viewed as traditional projects that will be open to all buyers and renters in the market, Council may provide direction to proceed with routine entitlements that would otherwise be required. In this instance, applications would include a general plan amendment, rezone, site plan review, and tract map.

FISCAL IMPACT

As an item for discussion and direction, there is no direct fiscal impact associated with the consideration. However, if the Council provides direction to move forward with the proposed student and/or faculty housing concept, the amount of land in the R-T Park area intended for revenue generating commercial and office uses would be reduced.

CHSU has been a boost to the City's economic development efforts and establishing related student and/or faculty housing to further the success of the University which meets the City's economic development goals. However, the use of the property for non-university related housing projects will negatively impact the ability of the City to attract the jobs needed to meet the objectives in the City's 2014 General Plan. In general, the City does not have sizeable properties available for commercial development and the loss of acreage for residential projects puts at risk the City's long-term fiscal needs.

REASON FOR RECOMMENDATION

Staff is seeking City Council direction related to the addition of student and faculty housing within the area planned for R-T Park, and the extent to which any such housing should be tied to the California Health Science University. At this time, no formal recommendation is needed.

ACTIONS FOLLOWING APPROVAL

If the City Council's feedback indicates that student and faculty housing within the planned R-T Park is acceptable in concept, staff and the applicant will work together to outline the procedural requirements.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager LS



October 5, 2020

City of Clovis
1033 Fifth Street
Clovis, CA 93612

Dave and Renee,

Thank you for taking the time to meet with our team that has been working on this project for nearly 8 years. As we have discussed, The Assemi Group of Family Companies, would like to be scheduled to provide City Council with a CHSU Master Plan Update, as well as request their direction for Administration and Staff to work on amending our existing Administrative Use Permit, as we have relied on.

Our consultants have defined the amended CHSU affiliated use as described below:

CHSU Affiliated Housing

Universities have needed to become more creative in accommodating the housing need of undergraduate and graduate students and students with families, in addition to post-PhD researchers, faculty, visiting scholars and staff members of the University Campus community. In that context, through University owned or University affiliated housing, campuses are entering into public/private agreements or working with public and private stakeholders to assure that a variety of housing opportunities are available to the University Campus community. The University of California system, for example, is engaged in a multi-year housing initiative to accommodate its growing population. With many differences between the campuses, even at a single campus the housing programs can encompass Residential Halls, On-campus apartments, Campus Affiliated Properties, and a Family Student Village experience.

For the proposed development, having concluded that CHSU as an education/school use is appropriate in the Research and Technology/Business Park District, it follows that campus affiliated housing for the CHSU community, as an integral part of that primary land use, is also allowed. As set for the in the General Plan, a focus area assignment “complements a property’s General Plan land use designation and may expand permissible uses.” The Research and Technology Business Park focus area should similarly complement the existing land use designation and permissible uses in the Mixed Use/Business Campus General Plan Land Use Designation. Research and development is consistent with the Mixed Use/Business Campus General Plan Land Use Designation and the Industrial use designations. An education/school use is allowed in all of the industrial zoning districts, including the Research and Technology /Business Park District.

CHSU affiliated housing would be housing located in close proximity to CHSU and designed to accommodate diverse housing needs of the post-graduate and faculty community unique to CHSU. Given

ATTACHMENT 1

Home Building • Land Development & Urban Infill • Property Management • Philanthropy

Address: 1396 West Herndon Avenue, Suite 101 Fresno, CA 93711

Corporate: 559.436.0900 **Established:** 1977 **Websites:** gvhomes.com • rentgranville.com

the post-graduate nature of CHSU, the students will be older than the majority of students found at an undergraduate institution. By example, it is expected that the College of Pharmacy students will range in age between 23 and 30 years old, with the average being 25 to 27 years old. Older students will have different student housing needs and some may be married with families. Consequently, the type of campus housing will be more apartment style than the dormitory style associated with undergraduate housing.

It is anticipated that each of the CHSU Colleges will be able to accommodate growth over the start-up student enrollment, with additional growth predicated on demand. Growth will suggest increased need for additional campus housing and some additional parking, which can easily be accommodated within the planning area. Campus housing on and in close proximity to the CHSU may also reduce CHSU required parking. For planning purposes, a total student population of 2,000 is presumed, with up to 1,000 students living in campus housing.

The proposed CHSU affiliated housing program for students would provide housing for between 25% and 50% of the CHSU community, with the actual number of campus affiliated housing units dependent upon demand. Student housing will be constructed as various colleges are brought online. By example, housing for 70 to 135 students will be constructed in conjunction with the College of Pharmacy.

For the proposed CHSU affiliated campus housing,

- CHSU community members, students, faculty and staff, would have priority access.
- All available rental housing would be made available to CHSU community members prior to being available to the public.
- All new ownership single-family housing would be made available to CHSU community members prior to being available to the public.
- Five single-family homes would be permanently available exclusively to CHSU community members.

In addition to CHSU affiliated housing, the proposed development may also include other ancillary uses associated with and/or supportive of education/school uses.

For your use, we have included an illustration to depict the continually evolving CHSU Master Plan Campus for your use.

Thank you and please let us know if you would like to further discuss the agenda request.

Sincerely,

Darius Assemi
President
Granville Homes, Inc.

architects
Established 1959
6790 N. West Avenue
Fresno, California 93711
T. 559.448.8051

www.dardenarchitects.com



STUDENT HOUSING
SITE AREA: 19.4 ACRES
TOTAL UNITS: 350
DENSITY: 18.1 DU/AC

UNIVERSITY CENTER
STUDENT/FACULTY COMMERCIAL SITE

EXISTING RESIDENTIAL

FACULTY HOUSING

CHSU FUTURE CAMPUS

- 1 MANUFACTURING (PRECISION PLASTICS)
- 2 ANALYTICAL LABORATORY
- 3 OFFICE
- 4 MEDICAL OFFICE
- 5 VALLEY PUBLIC RADIO
- 6 OFFICE
- 7 CLOVIS SELF-STORAGE & OFFICE SUITES

UPDATED 9/10/2020

CONCEPTUAL MASTER PLAN

CALIFORNIA HEALTH SCIENCES UNIVERSITY

Clovis, CA

7/15/2020 10:34:05 AM
C:\Users\jgoff\Documents\Temp\msd\msd_v116_rptm_dpmn.rvt

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City of Clovis
Department of Planning and Development Services
 CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612

June 9, 2016

Tom McLaughlin
 Proctor Campus Holdings
 1396 W. Herndon Avenue, Suite 101
 Fresno CA 93711

SUBJECT: AUP2016-09; A request to approve an Administrative Use Permit to allow for a Health Science Educational Facility to be established within the Research and Technology Park located north of Highway 168 at Temperance Avenue.

Dear Applicant:

This letter is to advise you that the Planning Division has completed its comment period, review and public hearing for the subject request.

Please be advised that the use has been approved subject to the following conditions:

Planning Division Conditions:
(Department Representative- Orlando Ramirez, 324-2340)

1. The applicant shall sign and return the "Acknowledgment of Acceptance of Conditions- Administrative Use Permit" within thirty (30) days of the date of approval of the Administrative Use Permit (AUP), unless a written appeal is requested within fifteen (15) days of receipt of this notice, or the Planning Director grants and extension in writing. Failure to execute this condition will result in immediate termination of this Administrative Use Permit at the end of the 30-day period. **Conditions must be signed prior to issuance of building permits or start of business, whichever occurs first.**
2. This Administrative Use Permit is granted for a Health Science Educational Facility to be established within the Research and Technology Park located north of Highway 168 at Temperance Avenue.
3. This Administrative Use Permit is not transferable to another location.
4. This AUP is approved per attached Exhibit "B."

ATTACHMENT 2

5. The applicant shall address zoning inconsistencies for the proposed use prior to submittal for Site Plan Review.
6. The applicant shall submit for site plan approval for the project in accordance with Section 9-3.408, Site Plan Review, of the Clovis Municipal Code.
7. The applicant shall refer to the Central Valley Research and Technology Business Park Architectural Design Guidelines for development of the various buildings and uses.
8. This conditional use permit is granted based upon the site plan and related exhibits labeled as Exhibit "B", which is on file in the Clovis Planning Division. Minor variations to the exhibits may be made through the site plan approval process. Major modification to the site plan shall require amendment to this administrative use permit approval.
9. Reciprocal access and hold as one agreements or other instruments approved by the City Planner shall be recorded for all parcels affected by AUP2016-09. No building permits shall be issued until the recording of said reciprocal access agreement. Such access easements shall be approved by the Director of Public Works, City Engineer, and City Planner.
10. The applicant shall work with staff and affected property owners on wall placement through the Site Plan Review process to mitigate potential noise concerns.
11. The developer shall enter into a Covenant Agreement regarding a "right to farm." Such agreement shall be disclosed to all future buyers.
12. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
13. All conditions of the Herndon Shepherd Specific Plan, and the Research and Technology Zone District, and any other applicable conditions are hereby referred to and made a part of this use permit by reference
14. All parking for the uses shall be accommodated on site.

DEPARTMENT OF PUBLIC HEALTH DISTRICT CONDITIONS
(Kevin Tsuda, District Representative – 600-3271)

15. The applicant shall refer to the attached Health Department requirements. If the list is not attached, please contact the District for the list of requirements.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS

(Michael Maxwell, FMFCD Representative - 456-3292)

16. The applicant shall refer to the attached FMFCD requirements. If the list is not attached, please contact the District for the list of requirements.

FRESNO IRRIGATION DISTRICT CONDITIONS

(Steve Bloem, FID Representative - 233-7161 X319)

17. The Applicant shall refer to the attached FID correspondence. If the list is not attached, please contact the District for the list of requirements.

DEPARTMENT OF TRANSPORTATION

(Michael Navarro, District Representative- (559) 488-7307)

18. The Applicant shall refer to the attached District requirements. If the list is not attached, please contact the District for the list of requirements.

Sincerely,

Orlando Ramirez
Associate Planner
324-2340



SITE KEY
■ PROJECT SITE

OVERALL
 LAND AREA = 69.00 ACRES = 3,005,840 SQ FT
 TOTAL BUILDING AREA = 638,000 SQ FT
 PARKING STALLS SHOWN = (2160 GENERAL + 47 ADA) + (332 STAFF + 13 ADA)
 BUILDING FOOTPRINT SQ FT = 446,800 SQ FT = 14.8% COVERAGE RATIO
 PARKING SQ FT = 1,085,488 SQ FT = 36.1% OF SITE AREA
 OPEN AREA SQ FT = 1,473,352 SQ FT = 49.01% OF SITE AREA





SITE 1
 LAND AREA = 28.55 ACRES = 1,243,938 SQ FT
 TOTAL BUILDING AREA = 291,000 SQ FT
 TOTAL PARKING STALLS = (766 GENERAL + 18 ADA) + (206 STAFF + 7 ADA)
 BUILDING FOOTPRINT SQ FT = 153,000 SQ FT = 12.30% COVERAGE
 *257,400 SQ FT OF POSSIBLE BUILDING EXPANSION (GROUND COVERAGE TO REACH 33% COVERAGE RATIO)
 PARKING SQ FT = 479,000 SQ FT = 38.52% OF SITE AREA
 OPEN AREA SQ FT = 611,938 SQ FT = 49.18% OF SITE AREA

California Health Science University
 Conceptual Site Plan

April 2016 | UNIVERSITY SITE 1





SITE 2
 LAND AREA = 15.95 ACRES = 694,782 SQ FT
 TOTAL BUILDING AREA = 247,000 SQ FT
 PARKING STALLS SHOWN = (411 GENERAL + 9 ADA) + (128 STAFF + 6 ADA)
 BUILDING FOOTPRINT SQ FT = 127,000 SQ FT = 18.28% COVERAGE RATIO
 PARKING SQ FT = 239,458 SQ FT = 34.47% OF SITE AREA
 OPEN AREA SQ FT = 328,295 SQ FT = 47.25% OF SITE AREA



THIS PROPERTY IS NOT PART OF THE PROJECT

ACADEMIC / STUDENT HOUSING
 1000 ± STUDENTS
 4 STUDENTS PER UNIT
 APPROXIMATELY 250 UNITS

SITE 3
 LAND AREA = 24.5 ACRES = 1,067,220 SQ FT
 TOTAL BUILDING AREA = 300,000 SQ FT
 PARKING AT 2.24 STALLS PER 1000 SQ FT = 794 PARKING STALLS
 ACTUAL PARKING STALLS SHOWN = (778 GENERAL + 16 ADA)
 BUILDING FOOTPRINT SQ FT = 166,800 SQ FT = 15.63% COVERAGE RATIO
 PARKING SQ FT = 320,206 SQ FT = 30.00% OF SITE AREA
 OPEN AREA SQ FT = 580,212 SQ FT = 54.37% OF SITE AREA

**City Council Meeting – November 9, 2020
Item 7 Meeting Minutes**

6:09 - CONSIDERED – UPDATE ON CALIFORNIA HEALTH SCIENCE UNIVERSITY (CHSU) AND REQUEST FOR THE CITY COUNCIL TO PROVIDE POLICY DIRECTION REGARDING ESTABLISHMENT OF STUDENT AND/OR FACULTY HOUSING WITHIN THE AREA SURROUNDING THE CHSU CAMPUS. GRANVILLE HOMES AND THE ASSEMI GROUP, APPLICANT.

City Planner Dave Merchen presented an Update on California Health Science University (CHSU) and request for the City Council to provide policy direction regarding establishment of student and/or faculty housing within the area surrounding the CHSU Campus. Dave Merchen indicated that staff is seeking Council policy direction related to the addition of student and faculty housing within the area planned for the Research and Technology Park (R-T Park) with regard to three points:

1. Is the Council comfortable with the updated vision presented by Granville Homes and the Assemi Group to utilize approximately 65 acres of R-T Park land for student and faculty housing in support of the CHSU?
2. What level of affiliation tying the student and faculty housing to the CHSU Campus is reasonable and appropriate, considering that traditional housing projects are not otherwise allowed within the area planned for R-T Park?
3. If the Council concurs with the updated vision described above, should staff begin working on a zoning “clean-up” action within the R-T Park area to remove existing inconsistencies and streamline the process?

In 2016, the Planning and Development Services Director approved an Administrative Use Permit (AUP) to allow for the development of CHSU within the City’s planned R-T Park. In addition to the various educational buildings shown in the campus layout, CHSU requested and received approval to include student housing located west of Locan and north of the Owens Mountain Parkway alignment. In 2019 Granville Homes and the Assemi Group began working with staff to implement the housing component of the 2016 AUP. The applicant’s current vision for CHSU related housing anticipates an expanded area near the Campus being utilized to accommodate student and faculty housing needs.

Granville Homes and the Assemi Group have requested that an informational presentation be made to the City Council to provide an update on the development of the CHSU Campus and to request direction regarding their updated vision for CHSU related housing within the area surrounding the campus.

Christine Ligenfelter, Florence Dunn, and Darius Assemi, representing the applicant, spoke in support of the expanded request regarding the housing component of the

2016 AUP. Discussion by the Council. It was the consensus of City Council to provide general direction for staff to continue to work with the applicant to come to resolution regarding what the applicant is requesting and how staff can assist on the path forward regarding CHSU student and faculty housing in the R-T Park and return to council for consideration. General policy direction from Council was to:

- Craft “guard rails” (ties between housing and CHSU) that will create a better tie between housing and CHSU that is something more than 5 permanent housing as provided by the applicant in the letter to council.
- Ensure student and faculty housing is necessary and essential noting that market rate single family residential is not permitted in the R-T Park.
- Address whether student and faculty housing should be phased for demand as the campus expands?
- Address whether student housing should be restricted to CHSU students? If not, should there be a percentage restricted to CHSU students?
- Work with the applicant to develop some kind of master plan with images to show council the campus housing ties to CHSU.
- Regarding the three policy questions:
 1. Is the Council comfortable with the updated vision presented by Granville Homes and the Assemi Group to utilize approximately 65 acres of R-T Park land for student and faculty housing in support of the CHSU? *Consensus of Council to direct staff to work with the applicant and further evaluate actual need for student and faculty housing and timing of that need.*
 2. What level of affiliation tying the student and faculty housing to the CHSU Campus is reasonable and appropriate, considering that traditional housing projects are not otherwise allowed within the area planned for R-T Park? *Consensus of Council to direct staff to work with the applicant on a more realistic tie (affiliation) between student and faculty housing and CHSU comparing what was included in the applicant’s letter to Council (5 homes) versus what the applicant provided in their oral presentation.*
 3. If the Council concurs with the updated vision described above, should staff begin working on a zoning “clean-up” action within the R-T Park area to remove existing inconsistencies and streamline the process? *Consensus of Council to direct staff to begin work on the “clean-up”.*