September 11, 2020

TO: CADA Board of Directors

SUBJECT: **September 18, 2020 Board Meeting**
AGENDA ITEM 6
CADA TAX ALLOCATION BOND

CONTACT PERSON: Wendy S. Saunders, Executive Director
Noelle Mussen, Chief Financial Officer

RECOMMENDED ACTION:

This report is presented for Board information and discussion purposes only. The staff anticipates Board action on this matter at its regular October 2020 meeting.

BACKGROUND

CADA was established under the same organizing principles as redevelopment agencies. Like redevelopment agencies prior to their dissolution in 2011, CADA receives tax increment from the redevelopment areas within its jurisdiction. CADA has two separate redevelopment areas, which include the original CADA area established in 1978, and the R Street Area, added in 2002 (see map, **Attachment A**). When a redevelopment area is established, the valuation of all properties in that area is set as the property tax "base" year. Taxes attributable to increases in property value above the base year are known as tax increment. Property values, and thus tax increment, generally increase over time due to the annual Proposition 13 two percent increase, the sale of property, and new development. The tax increment on property values above the base year flows to the redevelopment agency which may then elect to securitize these revenues through the issuance of bonds to facilitate further development.

CADA's tax increment flow has increased significantly in the last several years in both of its redevelopment areas. In the original area, the construction of Legado de Ravel, the construction and sale of 16 Powerhouse and Eviva, and the construction of the nearly complete 15/Q apartment project have all increased CADA's tax increment flow. In the R Street Area, the Ice Blocks added significantly to CADA's tax increment flow as did the sale of the office building at 16th and R and the construction of the nearly complete Carlaw apartment project at 11th and R. Over the last five years, the assessed values upon which tax increment is based have increased by 62% in original area, and have more than tripled in the R Street area. In FY 19-20, CADA received approximately $7.0 million in tax increment. The draft Fiscal Consultant's Report, included as **Attachment B**, includes a history of tax increment receipts for CADA's two redevelopment areas, a summary of property value trends, projections, and adjustments and liens on CADA's tax increment.

CADA's cash needs have grown recently due to the number of commitments we have made and the projects we are poised to pursue. CADA has committed $3.3 million in the form of a deferred loan to the 1717 S Street project (159-units of affordable housing) and has committed to loan $3.1 million to the 1322 O Street project (58 units of affordable housing). CADA recently committed $2.0 million to repurchase Site 21. In addition, CADA is preparing plans for development of a 150+/- unit affordable housing project at Site 5/6/7, and would like to pursue development of an additional 150+/- unit affordable housing at a location to be determined. The Board recently approved the Envision O Street streetscape concept plan, and we would like to be able to pursue implementation of a number of beautification and pedestrian activation projects called for in the plan. CADA has adequate budget and reserves to meet all of its current commitments, but without generation of additional cash, will not be able to pursue any of the projects in our planning pipeline.

The timing for issuance of debt is favorable for CADA. The State of California and the City of Sacramento recently extended CADA's JPA to July 2055, which enables CADA to issue a 30-year bond, the typical bond term. Interest rates are at a historic low. CADA's advisors project that CADA could issue taxable debt at an interest rate of around 3%. The statutes that added R Street to CADA's jurisdiction included a requirement that any debt against a pledge of R Street tax increment must be issued by 2022, meaning the window for issuing bonds against R Street tax increment is closing. Finally, CADA has very little debt, which should result in a favorable credit rating.

FINANCIAL IMPACT

The staff along with CADA's municipal advisor and underwriter (the "Financing Team") have analyzed the issuance of a bond that will net $30 million for projects. The Financing Team assumed the issuance of a bond that has level debt service or essentially equal payments for each of the next 30 years. The debt service on the proposed bond grouped with other obligations payable from tax increment starts out at about $2.5 million per year and declines over time as obligations are paid off, ultimately leveling out at about $1.6 million per year by 2035. This level of annual payments, assuming no additional growth in tax increment, would leave approximately $4.1 million in unobligated tax increment after payment of all debt. A table showing CADA tax increment and debt service secured by tax increment is included as **Attachment C**.

Table 1 - Current CADA Debt

Debt	Maturity	Annual Payment
2016 TAB	2022-2023	$700,000
Eviva TI Pledge	2027-2028	$300,000
DGS Site 1-3 loans	2027-2028	$133,000
I-Bank	2032-2033	$41,000

Prospective Projects

CADA would use bond proceeds both to replenish funds committed to current projects and to pay for planned projects. The prospective project list is as follows:

• 1717 S Street	$3.5 million
• 1322 O Street	$3.5 million
• Site 21 Land Purchase	$2.0 million
• O Street Improvements	$2.0 million
• CADA Development Site 5/6/7	+/-$7.0 million
• New Affordable Housing Projects	+/-$7.0 million
• Land acquisition opportunity(ies)	+/-$5.0 million

The prospective project list is what the staff envisions recommending to the Board at this time. The project list could evolve over time as circumstances change and opportunities arise. Given the current very low interest rate environment, the Financing Team is suggesting that CADA should consider the issuance of taxable bonds. The proceeds of taxable bonds do not have the same spending limitations as those for tax-exempt bonds. For example, 85% of tax-exempt bond proceeds must be spent within three years of issuance. Also, a good deal of the money will be used to assist private affordable housing developers (including the CACDC), causing certain private activity rules to apply which limits the amount of tax-exempt bonds that could be issued. Neither of these restrictions apply to the proceeds of taxable bonds. Historically, tax-exempt interest rates are much lower than taxable interest rates. However, due to the pandemic and the accompanying economic concerns, U.S. Treasury Rates are near all-time lows. Given the lower relative borrowing costs and the spending flexibility, the CADA Financing team is recommending the issuance of the bonds as taxable.

DGS's Consent to Mix R Street and Original Area Funds

CADA does not need DGS's permission to issue debt.However, it would be of great advantage to pledge both R Street tax increment and Capitol Area tax increment to support a single debt issuance in order to minimize costs, maximize flexibility and enhance the credit rating of the bond by providing greater diversification of repayment resources. Due to language that was approved when the R Street redevelopment area was adopted, CADA must have DGS's consent to expend moneys generated in the Capitol Redevelopment Area within the R Street Redevelopment Area. By pledging both streams of income to repayment of the debt, we would be enabling expenditure of bond money in both areas without geographic limitation. The staff has requested DGS's concurrence on this matter and at this writing, is awaiting a reply.

ENVIRONMENTAL CONSIDERATIONS

N/A

Approved for transmittal to the Board:

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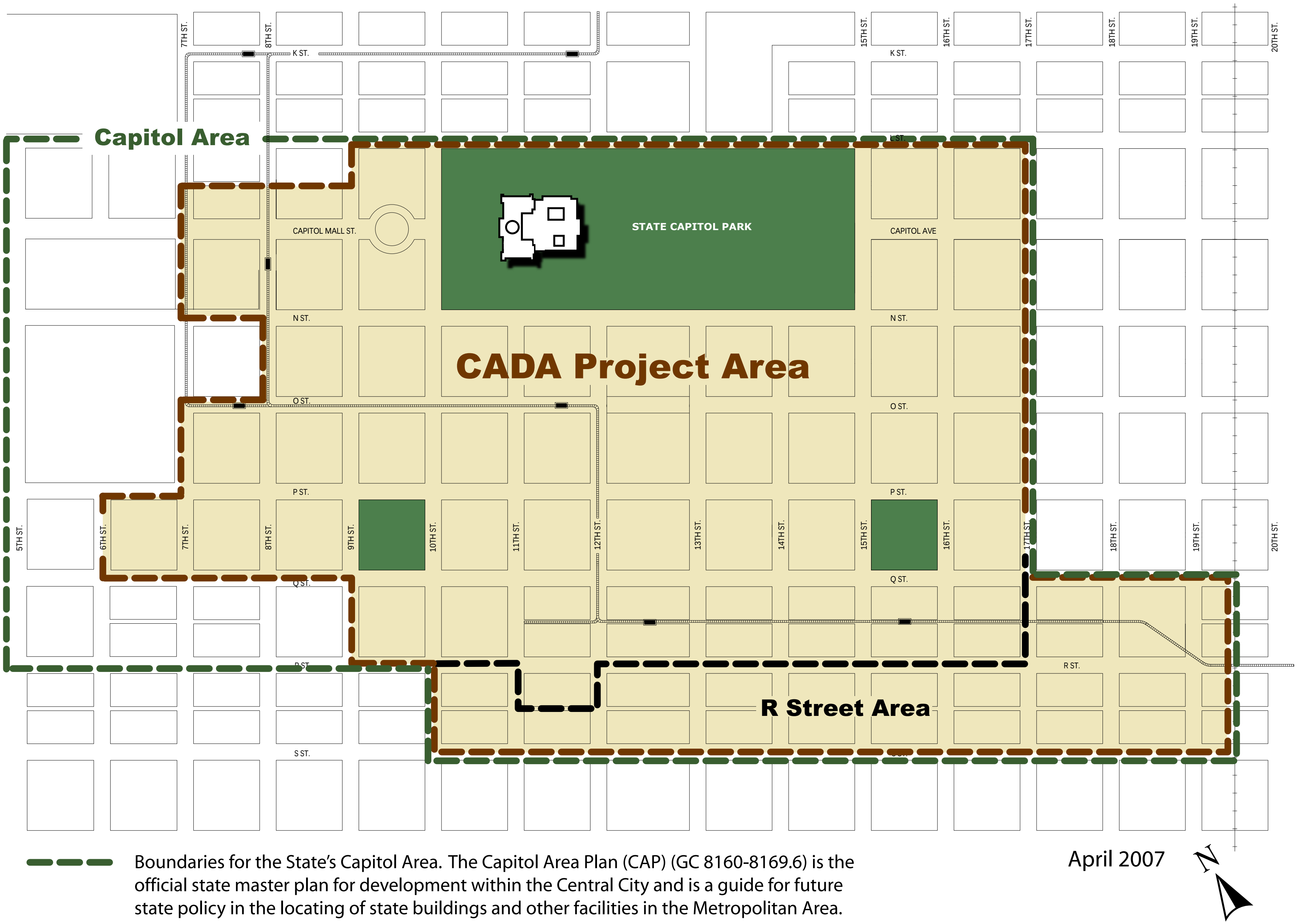
Wendy S. Saunders, Executive Director

Attachment A:	CADA Boundary Map
Attachment B:	Draft Fiscal Consultant Report
Attachment C:	Tax Increment and Debt Service Schedule

Attachment A



Boundaries for the State's Capitol Area. The Capitol Area Plan (CAP) (GC 8160-8169.6) is the official state master plan for development within the Central City and is a guide for future state policy in the locating of state buildings and other facilities in the Metropolitan Area.

Boundaries of CADA's Project Area including R Street Area. CADA develops residential and retail projects in this area as governed by the CAP and Government Code 8180-8194.

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FISCAL CONSULTANT REPORT

Capitol Area Development Authority

Capitol Area Redevelopment Project
R Street Redevelopment Project

September 2020

Section A - Introduction

The Capitol Area Development Authority (Authority) is considering the issuance of Tax Allocation Bonds (Bonds). The Authority will pledge a portion of the tax increment revenues generated from the Capitol Area Project Area and the R Street Project Area (combined these are referred to as the Project Area) to repayment of the Bonds, which will have parity lien on such revenues with certain other Authority obligations.

The purpose of this Fiscal Consultant Report (Report) is to provide in depth information about the tax increment revenues to be used to support repayment of the Bonds. The Report includes the following sections that address various aspects of the revenue stream:

A. **Introduction**: This section provides an overview of the Report and its purpose.
B. **General Information**: Provides information on the legal authority for the Authority to undertake redevelopment activities and a general description of the Project Area, including a chart showing time limits that are contained in state law for the collection of tax increment and repayment of debt. A brief description of the systems and procedures used by Sacramento County for the allocation of tax increment is also included in this section.
C. **Taxable Values and Historical Revenues**: Information in this section includes a description of the categories of taxable values, the Top Ten Assessees in the Project Area and the historical trends in values and revenues.
D. **Assessment Appeals**: The findings from a review of the records of the Sacramento County Assessment Appeals Board are included in this section.
E. **Estimate of Current and Future Revenues**: This part of the report includes the tax increment projections for the Project Area.
F. **Adjustments and Liens on Revenue / Coverage Analysis**: This section provides information on and the estimated impact of adjustments and liens on the revenue stream that must be paid prior to payments on the Bonds along with parity and subordinate obligations of the Authority.

The value and revenue estimates contained in this Report are based upon information and data which we believe to be reasonable and accurate. The assessment practices and county allocation procedures discussed in this Report are based on information provided by representatives of Sacramento County. Assessment practices and allocation procedures are set, in part, administratively and can be changed. Nothing came to our attention during this review to indicate changes are imminent. To a certain extent, the estimates of revenue are based on assumptions that are subject to a degree of uncertainty and variation and therefore we do not represent them as results that will actually be achieved. However, they have been conscientiously prepared on the basis of our experience in the field of financial analysis for redevelopment agencies.

The spread of the COVID-19 coronavirus pandemic is impacting governments, businesses and people in a manner that is having negative effects on global, national and local economies. In addition, stock markets in the United States and globally initially saw significant declines and volatility attributed to coronavirus concerns, although the markets have stabilized. Future property taxes to the Authority could be impacted. The impact could occur because future property tax installments could be deferred, or some taxpayers may be unable to make their property tax payments. Such impacts could be offset because the County operates under the Teeter Plan, which shields the Agency from delinquencies. There is the possibility that the County could end the Teeter Plan in the future although County staff has indicated that they have no plans to do that as of the date of this report. For 2019-20 the County reports it has received 98.85 percent of the property tax levy, which equates to a 1.15 percent delinquency rate. The Agency has also received over 99 percent of the original levy for the 2019-20 fiscal year. The value of property on the 2021-22 and future tax rolls could be reduced. At this time, there is no way to provide an estimate of the impact that the pandemic could have on future property taxes.

Section B - General Information

The Authority was formed pursuant to a Joint Exercise of Powers Agreement entered into in 1978 between the State of California and the City of Sacramento per Government Code Section 8169.4. The Authority was created to carry out the goals and objectives contained in the Capitol Area Plan (Plan), as amended from time to time.

The boundaries of the Project Area were established pursuant to Government Code Section 8180 (a). The Project Area includes the original Capitol Area Project (referred to as the Original Area) and the R Street Area. The R Street Area was added during the 2002 Legislative session pursuant to SB 1460. The boundaries of the Original Area generally encompass L Street to the north, R Street to the south (except that portion lying between 11th and 12th Street, where the southern boundary is the alley lying between R and S Street) on the west by 7th Street, and on the east by 17th Street. The above code section excludes the area bounded by Q Street to the north, R Street to the south, 7th Street to the west and 8th Street to the east because it is within the boundaries of a redevelopment project area adopted prior to April 1, 1979, by the City pursuant to the Community Redevelopment Law. The Original Area contains State and commercial office and retail space, the State Capitol and residential uses.

The boundaries of the R Street Area encompass the area which is bounded on the north by Q Street, on the south by S street, on the west by 17th Street, and on the east by the westerly edge of the current right-of-way for the rail lines running north and south between 19th and 20th Streets, and which is bounded on the North by R street, excepting that portion lying between 11th and 12th Streets which northern boundary is the alley lying between R and S Streets, on the south by S Street, on the west by 10th Street, and on the east by 17th Street. The R Street Area includes primarily commercial and industrial uses.

Tax increment financing authority is authorized pursuant to Section 8183 (b) of the Government Code. The Authority is not required to have a cumulative tax increment limit, a limit on bonded indebtedness, or time limits for the establishment and repayment of debt and the effectiveness of the Plan for the Original Area. The Joint Powers Agreement was recently extended and now ends in July 2055. Tax increment can continue to be collected until all bonds then outstanding are paid.

The R Street Area contains the following time limits:

R Street Area – Time Limits	
Debt Establishment	12/31/2022
Plan Effectiveness	12/31/2032
Debt Repayment	12/31/2047

The table below provides a breakdown of land uses by taxable value for the Original Area and the R Street Area as of 2020-21.

LAND USE CATEGORY SUMMARY 2020-21

	Parcels	Taxable Value	Percent of Total
Original Area			
Residential	321	$299,504,506	66.6%
Commercial	60	99,156,333	22.0%
Industrial	9	5,549,617	1.2%
Recreational	2	11,017,835	2.4%
Government	293	0	0.0%
Miscellaneous	0	0	0.0%
Vacant Land	5	3,243,597	0.7%
Total Secured	690	418,471,888	93.0%
Unsecured / SBE		31,484,156	7.0%
Grand Total		**$449,956,044**	**100%**

R Street Area			
Residential	30	$70,658,987	21.2%
Commercial	54	236,643,884	71.1%
Industrial	4	1,792,544	0.5%
Recreational	1	6,167,132	1.9%
Institutional	1	0	0.0%
Government	13	0	0.0%
Miscellaneous	2	18	0.0%
Vacant Land	8	4,518,253	1.4%
Total Secured	113	319,780,818	96.1%
Unsecured / SBE		12,923,612	3.9%
Grand Total		**$332,704,430**	**100%**

Property Tax Allocation Procedures

The method by which a county allocates property taxes and tax increment revenues can have a significant impact on the receipt of such revenues. Incorrectly allocated revenues can result in a redevelopment project area receiving erroneous amounts of revenue. In addition, the method a county uses to allocate delinquent taxes, roll corrections and property tax refunds will impact the amount of tax increment received. For these reasons, Sacramento County's procedures for the allocation of property taxes were evaluated.

Sacramento County calculates tax increment to the Authority by applying the current year tax rate to secured and unsecured incremental taxable value. The tax rate for the Authority only includes the basic one percent tax rate. The County also allocates unitary revenue on the basis of the total unitary revenue in a project area, without reductions for base year revenues. The allocation of unitary revenue is based on revenues received in 1987-88, adjusted by the actual growth or decline in unitary revenues on a countywide basis.

Tax increment generated from the secured tax roll is allocated based on 100 percent of the County calculated levy. The method is often referred to as the Teeter Plan. Under the Teeter Plan, the Authority is shielded from the impact of delinquent property taxes. The County does adjust secured tax increment payments for roll corrections, such as refunds of property taxes due to successfully appealed assessments. Tax increment generated from the application of the total tax rate to the unsecured incremental value of the project areas are based on the actual collections of unsecured revenues on a countywide basis.

Subsequent sections of this Report include a discussion of the impact of the County's allocation practices on the Project Area's tax increment revenues, to the extent applicable.

Section C – Taxable Values and Historical Revenues

Taxable Values

Property is valued as of January 1 of each year. Property which is subject to taxation is valued at 100 percent of it full cash value. Locally assessed property is appraised by the county assessor's office. The State Board of Equalization (SBE) values state assessed property.

Real property consists of land and improvements and can either appear on the secured or the unsecured roll. The secured roll includes property on which the property tax levied becomes a lien on the property to secure payment of taxes. Unsecured property does not become a lien on such property, but may become a lien on other property of the taxpayer.

Locally assessed real property is subject to the provisions of Article XIII A of the California Constitution, commonly referred to as Proposition 13. Under Proposition 13, property is valued based either on its value in 1975-76 or if newly constructed or sold after this date, then on the full cash value of the property at that time. Property values may only increase annually by an inflation factor of up to 2 percent annually. The Proposition 13 value of property is sometimes referred to as the factored base year value. Pursuant to Section 51 (b) of the Revenue and Taxation Code, assessors must enroll the lesser of the market value or the factored base year value of property.

Personal property values can be classified as either secured or unsecured property. Personal property is not subject to the provisions of Proposition 13. Such property is annually appraised at the full cash value of the property. Absent new acquisitions, the full cash value of personal property tends to decline over time as a result of depreciation. Fixtures, while categorized as real property and subject to the restrictions of Proposition 13, are also subject to declining values through depreciation.

State-assessed property is also not subject to the provisions of Proposition 13. Such property is valued by the SBE based on the full cash value of the property. State-assessed property is categorized as secured property and is either unitary or non-unitary property. Since 1987-88, unitary property has been reported on a countywide basis, with unitary revenues allocated to taxing entities and redevelopment projects pursuant to a formula contained in AB 454 (Chapter 921, Statues of 1986). Starting in 2007-08, unitary railroad value has been reported on a county-wide basis with the resulting revenues allocated under a formula contained in state law. State-assessed non unitary values are reported at the local tax rate area level.

Project Area Value Trends

Table 1 shows the historical taxable values of the Project Area over the past ten years. We have separated the Original Area from the R Street Area on Table 1. Taxable values have increased from $231.2 million in 2010-11 to $450 million in 2020-21 for the Original Area. The total percentage change was 95 percent over the ten year period. The average annual percentage increase in values was 7 percent.

In 2012-13, secured values in the Original Area declined by $5.4 million. This was caused by the reduction in value for Griffin Capital Investments (which has since been sold) by $8.7 million due to a successful assessment appeal. The value for unsecured property went down by $20 million in the Original Area between 2011-12 and 2013-14, and by an additional $20 million in 2015-16. The unsecured value of Comcast Cable, which reflects cable lines in the public right of way, reflected most of this reduction due to successful assessment appeals.

For the more recent period since 2016-17, secured taxable values have been increasing rapidly, by over $150 million. This has occurred in large part due to new development activity in the Original Area, including two new mixed-use projects. The Fountains Eviva added over $54 million and 1430 Q Street Investors added over $20 million. The sale of property added almost $45 million.

Table 1 also shows the historical taxable values of the R Street Area over the past ten years. Taxable values have increased from $152 million in 2010-11 to $332.7 million in 2020-21. The total percentage change was 119 percent. The average annual percentage increase in values was 8 percent.

Between 2010-11 and 2014-15, secured values went down by 16.4 million. Almost all of this was due to a reduction for property then owned by Hines Reit $14.9 million based on the Assessor's finding that the value of the property was worth less under Proposition 8. The properties were sold in 2019 to Sacramento California I FGF. Since 2016-17, secured values in the R Street Area have increased by $175 million. Most of this was due to the completion of the Ice House development, which added over $90 million. Property sales added $43 million.

Top Ten Assessees

The Top Ten Assessees in the Project Area are summarized on Tables 2 through 2.2. The total taxable value for the Top Ten Assessees represents 55.32 percent of the total value of the Project Area and 63.26 percent of the incremental value, as shown on Table 2. Tables 2.1 and 2.2 show the Top Ten for the Original and R Street Area.

Historical Tax Increment Revenues

Table 3 shows the historical receipt of tax increment revenues in the Project Area. The initial County levy is compared to the actual receipt of tax increment (exclusive of supplemental revenues) to determine collection trends. As shown on Table 3, actual receipts of tax increment for the Project Area have averaged approximately 99.11 percent of the levy over the past four years.

Supplemental property tax receipts are also shown on Table 3. Supplemental taxes are a function of new construction or changes of ownership since the last property tax lien date. When supplemental taxes are included, the Authority has received an average of 109.88 percent of the levy. Table 4 shows the history of Tax Revenues.

Section D – Assessment Appeals

Taxpayers may appeal their property tax assessments. The value of locally assessed property is appealed to the local county assessor, while the value of state assessed property is appealed to the SBE. Both real and personal property assessments can be appealed. Personal property appeals are filed based on disputes over the full cash value of the property.

Under California law, there are two types of appeals for the value of real property. A base year appeal involves the Proposition 13 value of property. If an assessee is successful with a base year appeal, the value of the property is permanently reduced. In the future, the value can only be increased by an inflation factor of up to 2 percent annually. Appeals can also be filed pursuant to Section 51 (b) of the Revenue and Taxation Code. Under this section of the code, also referred to as Proposition 8 appeals, the value of property can be reduced due to damage, destruction, removal of property or other factors that cause a decline in value, including a reduction in the market value of property. Values can be reduced under Proposition 8 either based on a formal appeal or they can be set by the county assessor. When the circumstance that caused the decline is reversed the value of the property can be increased up to the factored base year value of the property.

Due to the impact that assessment appeals can have on the taxable values and tax increment revenues of a project area, a review of recently resolved and open appeals was conducted. The review revealed that there has been limited appeals activity since 2016-17.

Prior Resolved Appeals – Analysis of Impacts	
Filed Appeals	13
Appeals Outstanding	3
Appeals Withdrawn / Denied	10
Resolved Appeals with Reductions	0
% Resulting in AV Reductions	0%
AV Reductions from Resolved Appeals	$0
Average Percent Reduction to AV	0%
Overall Success Factor	**0%**

The table below shows the open appeals in the Project Area:

Open Appeals			
Assessee	Original Roll Value	Applicants Opinion of Value	Potential Value Reduction
Sixteenth and O Street	$2,340,000	$1,404,000	$936,000
Safeway	1,114,373	557,187	557,186
Sac. 3 Dental Services	296,571	192,691	103,880
Total	3,750,944	2,153,878	1,597,066

As shown above, there are three open appeals of value for which the applicants have requested reductions totaling approximately $1.6 million. Given that there have been no successful appeals since 2016-17, we have used the applicants requested value reduction for purposes of reductions in taxable value shown in the tax increment projections discussed in Section F.

Sacramento County allocates refunds related to appeals based on two different methods. For major refunds over a certain dollar threshold, the County reduces tax increment revenues based on the actual refunds that occur within the project area. For small refunds related to appeals, the County allocates such refunds on the basis of the Project's AB 8 apportionment factor applied to all refunds countywide (The AB 8 apportionment factor represents a project area's tax increment revenue in relation to total countywide property taxes). We would expect all of the above appeals to fall under the AB 8 factor approach.

Proposition 8 Reductions

A number of counties in California, including Sacramento, had processed temporary assessed value reductions for certain properties (Proposition 8 reductions) where the assessed values exceeded the current market value of properties as of January 1, 2012 without prompting from individual taxpayers. Typically, the properties to be reviewed for "automatic" reductions are single family homes and condominiums which transferred ownership between 2003 and December 31, 2011. These reductions were triggered because residential property values have decreased in the County.

We have reviewed information on all Proposition 8 residential value changes between fiscal years 2008-09 and 2016-17 to determine how many parcels went down in value in the Project Area during that period, and also how many have received partial or complete reversals. The results of our analysis are shown on the following page.

Proposition 8 Residential Impacts	
Decreases - 2008-09 to 2009-10	
Number of Residential Parcels	157
Total Value Decline	(12,093,747)
Increases - 2009-10 to 2016-17	
Number of Residential Parcels	157
Average % Value Increase	9%
Total Value Increase	11,041,755

As shown on the table above, 157 residential parcels (inclusive of both single and multifamily parcels) had been reduced as of the fiscal year 2009-10 tax roll, with a value reduction of $12.1 million. All of these had either been reversed (67) or had sold (90) as of 2016-17.

Section E - Estimate of Current and Future Tax Increment Revenue

Tax increment revenues are calculated by first subtracting the base year value of a project area from the current year taxable value in order to determine the incremental taxable value of the project area. Applicable tax rates are then applied to incremental taxable value in order to determine tax increment revenues.

Unitary revenues are allocated to a project area based on a formula contained in AB 454. Generally, the Authority receives unitary revenues for the Original Area on the basis of amounts that were received in the prior fiscal year. The prior year allocations are adjusted annually based on changes in unitary revenue on a countywide basis.

The Authority also receives supplemental property taxes for the Project Area on an annual basis. Due to the difficulty of estimating supplemental revenues, we have not included such revenues in the estimates shown on Tables 6 or 6.1. Supplemental property taxes typically increase the receipt of tax increment.

Current Year Revenues

An estimate of current year (2020-21) tax increment revenues is shown on Table 5. The values utilized are the actual taxable values as provided by Sacramento County. Tax increment generated from the application of the 1 percent tax rate to incremental taxable value for 2020-21 is estimated at $6.8 million. Tax rates in excess of 1 percent are no longer levied in the Project Area.

Unitary revenues are estimated to equal $34,000 for the Original Area. The estimate is based on the actual allocation of unitary revenues in 2019-20.

Projected Revenues

A projection of tax increment revenues is shown on Tables 6 and 6.1. Real property consists of locally reported secured and unsecured land and improvement values. The other property category includes personal property and state assessed values.

The future level of real and other property values has been estimated on Table 6. Real property values have been increased by 1 percent in 2020-21, which is the current inflation factor for the period from June of 2019 to June of 2020. For years after 2021-22, we have increased values by a 2 percent inflation factor on Table 6, which is the maximum which assessors are allowed to use. The other property category of values shown on Table 6 has been held constant in the projections. All values have been held constant in Table 6.1. The potential impact of appeals has been factored in on Tables 6 and 6.1.

Future year tax increment revenues have also been increased on Table 6 for new developments that have recently been completed but are not yet fully on the tax roll. Table 7 shows the new developments that have been included, which are further described below:

1. 1430 R Street: This development includes 75 residential units and 8,500 square feet of commercial space. It was completed in June 2020 but only partial value is on the tax rolls, with the balance expected to be added in 2021-22.
2. The Carlaw: This project is also complete and includes a total of 26 units and 15,000 square feet of retail space. Remaining value is expected to be added to the 2021-22 tax roll.

Section F – Adjustments and Liens on Tax Increment / Coverage Analysis

The tax increment revenues of the Project Area are subject to certain adjustments and liens, as described in this section and as shown on Table 6 and 6.1. The adjustments and liens must be paid prior to the payment of debt service on the Bonds. In addition, the Authority has certain other obligations that are on parity with the Bonds, and obligations that are subordinate to debt service on the Bonds and parity obligations. The various obligations are described below.

Senior Adjustments to Revenue

The one senior adjustment is for property tax administrative fees collected by Sacramento County. State law (SB 2557) allows counties to charge taxing entities, including the Authority, for the cost of administering the property tax collection system. The fees have been estimated based on the percentage that such fees represented to total tax increment in 2019-20.

Housing Set-Aside

The Authority is required by Government Code Section 8191 to use not less than 20 percent of the tax increment generated in the project area for qualified low and moderate income housing purposes.

Parity Obligations

In January 2014, the Authority entered into a Tax Allocation Loan Agreement with the California Infrastructure and Economic Development Bank (I-Bank). In August 2012, the Authority entered into a Revised and Restated Disposition and Development Agreement with East End Gateway 1. These are not shown on Tables 6 and 6.1 but will be included in the Official Statement for the Bonds.

Subordinate Obligations

The Authority also has the following obligations that are subordinate to the Parity Obligations:

1. DGS Promissory Notes: The Authority has entered into four Promissory Notes with the State of California's Department of General Services (DGS) that pledge certain tax increment revenues generated from the development projects in the East End Gateway sites to repayment of the Notes.
2. DDA Payments – EEG 2 & 3: Pursuant to a Fourth Amendment to a Disposition and Development Agreement (DDA) between the Authority and 16th & O Gateway (Developer), the Authority has agreed to use a portion of the tax increment generated from the East End Gateway sites 2 and 3 to pay the Developer.
3. SHRA Loan Payments: The Authority has entered into four separate loan agreements with the Sacramento Housing and Redevelopment Agency (SHRA). Only two of the loan agreements require a pledge of tax increment.

Since these are subordinate they are not shown on Tables 6 or 6.1.

Table 1
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

HISTORICAL TAXABLE VALUE

Fiscal Year	Locally-Assessed Secured Value	Unsecured Value	Total Taxable Value	Percentage Change	Total Incremental Value (1)
Original Area					
2020-21	$418,471,888	$31,484,156	$449,956,044	9%	$416,460,633
2019-20	387,233,729	24,484,560	411,718,289	7%	378,222,878
2018-19	362,396,352	23,936,181	386,332,533	14%	352,837,122
2017-18	318,835,490	20,018,310	338,853,800	17%	305,358,389
2016-17	265,510,463	25,007,138	290,517,601	-1%	257,022,190
2015-16	248,517,463	44,285,049	292,802,512	20%	259,307,101
2014-15	193,366,873	50,397,620	243,764,493	6%	210,269,082
2013-14	187,015,538	43,985,443	231,000,981	-1%	197,505,570
2012-13	178,016,260	54,631,051	232,647,311	-6%	199,151,900
2011-12	183,368,410	64,096,192	247,464,602	7%	213,969,191
2010-11	183,614,052	47,582,700	231,196,752	N/A	197,701,341
Total Percentage Change				95%	
Average Percentage Change				7%	
R Street Area					
2020-21	$319,780,818	$12,923,612	$332,704,430	15%	$267,961,872
2019-20	280,653,402	9,726,177	290,379,579	39%	225,637,021
2018-19	202,554,865	6,950,267	209,505,132	13%	144,762,574
2017-18	177,679,031	7,051,659	184,730,690	23%	119,988,132
2016-17	144,320,962	5,612,764	149,933,726	11%	85,191,168
2015-16	130,765,428	4,201,805	134,967,233	7%	70,224,675
2014-15	122,518,634	3,814,127	126,332,761	-5%	61,590,203
2013-14	127,968,463	4,543,002	132,511,465	-6%	67,768,907
2012-13	135,345,440	4,892,590	140,238,030	-1%	75,495,472
2011-12	136,119,649	4,946,552	141,066,201	-7%	76,323,643
2010-11	147,129,904	4,838,732	151,968,636	N/A	87,226,078
Total Percentage Change				119%	
Average Percentage Change				8%	

(1) Taxable Value above base year value of $33,495,411 for the Original Area and $64,742,558 for the R Street Area.

Source: Sacramento County Assessors Office and Fraser & Associates

Table 2
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

TEN MAJOR PROPERTY TAX ASSESSEES

Assessee	Type of Use	Secured Value (1)	Unsecured Value (1)	2020-21 Total	%of Value (2)	%of Inc. Value (2)
1) Sacramento California I FGF LLC	Commerical	$105,612,416	$37,858	$105,650,274	13.50%	15.44%
2) Ice House LP	Residential	98,040,445	0	98,040,445	12.53%	14.32%
3) Fountains Eviva LLC	Residential	55,581,596	0	55,581,596	7.10%	8.12%
4) Demmon Powerhouse Investments	Residential	33,813,000	0	33,813,000	4.32%	4.94%
5) 1102 Q Street Investors	Commercial	31,849,765	0	31,849,765	4.07%	4.65%
6) Roseville Investment Company LLC (3)	Commercial	30,775,881	0	30,775,881	3.93%	4.50%
7) RMF Legado Land LLC	Mixed Use	30,061,220	0	30,061,220	3.84%	4.39%
8) 14th P Corporation (Homestead Western)	Residential	19,741,272	0	19,741,272	2.52%	2.88%
9) Union of California State Work	Commercial	13,350,393	941,202	14,291,595	1.83%	2.09%
10) Fremont Downtown Sacramento Partners	Residential	13,153,092	0	13,153,092	1.68%	1.92%
Total Valuation		**431,979,080**	**979,060**	**432,958,140**	**55.32%**	**63.26%**

(1) Based on ownership of locally-assessed property.
(2) Based on 2020-21 Project Area total taxable value of $782,660,474 and incremental value of $684,422,505.
(3) Includes Safeway which has appealed their value and requested a reduction of $557,000.

Table 2.1
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

TEN MAJOR PROPERTY TAX ASSESSEES - ORIGINAL AREA

Assessee	Type of Use	Secured	Unsecured	2020-21 Total (1)	%of Value (2)	%of Inc. Value (2)
1) Fountains Eviva LLC	Residential	$55,581,596	$0	$55,581,596	12.35%	13.35%
2) Demmon Powerhouse LLC	Residential	33,813,000	0	33,813,000	7.51%	8.12%
3) 1102 Q Street Investors	Commercial	31,849,765	0	31,849,765	7.08%	7.65%
4) RMF Legado Land LLC	Residential	30,061,220	0	30,061,220	6.68%	7.22%
5) 1430 Q St. Investors LLC	Residential	20,830,600	0	20,830,600	4.63%	5.00%
6) 14th P Corporation (Homestead Western)	Residential	19,741,272	0	19,741,272	4.39%	4.74%
7) Sacramento California I FGF LLC	Commercial	18,731,484	37,858	18,769,342	4.17%	4.51%
8) Fremont Downtown Sacramento Partners	Residential	13,153,092	0	13,153,092	2.92%	3.16%
9) 1724 10Th Street Investors LLC	Commercial	7,747,702	0	7,747,702	1.72%	1.86%
10) State of California CADA	Recreational	7,299,996	0	7,299,996	1.62%	1.75%
Total Valuation		**238,809,727**	**37,858**	**238,847,585**	**40.73%**	**44.01%**

(1) Based on ownership of locally-assessed property.
(2) Based on 2020-21 Project Area taxable value of $449,956,044 and incremental value of $416,460,633.
(3) These owners each have outstanding assessment appeals.

Table 2.2
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

MAJOR PROPERTY TAX ASSESSEES - R STREET AREA

Assessee	Type of Use	Secured	Unsecured	2020-21 Total (1)	%of Value (2)	%of Inc. Value (2)
1) Ice House LP	Residential	$98,040,445	$0	$98,040,445	29.47%	36.59%
2) Sacramento California I FGF LLC	Commercial	86,880,932	0	86,880,932	26.11%	32.42%
3) Roseville Investment Company LLC (3)	Commercial	30,775,881	0	30,775,881	9.25%	11.49%
4) Union of California State Work	Commercial	13,530,393	941,202	14,471,595	4.35%	5.40%
5) 1200 R LLC	Commercial	12,240,000	0	12,240,000	3.68%	4.57%
6) Valley Oak Midtown LLC	Commercial	6,664,385	0	6,664,385	2.00%	2.49%
7) 15 R DEVCO	Commercial	6,229,962	0	6,229,962	1.87%	2.32%
8) 11 R DEVCO	Recreational	6,167,132	0	6,167,132	1.85%	2.30%
9) Cordano Redding LLC	Commercial	6,044,159	0	6,044,159	1.82%	2.26%
10) 17R Orchard Partners	Commercial	4,752,964	0	4,752,964	1.43%	1.77%
Total Valuation		**271,326,253**	**941,202**	**272,267,455**	**81.83%**	**101.61%**

(1) Based on ownership of locally-assessed property.
(2) Based on 2020-21 Project Area taxable value of $332,704,430 and incremental value of $267,961,872.
(3) Includes Safeway which has appealed their value and requested a reduction of $557,000.

Table 3
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

HISTORICAL RECEIPTS (1)

	Levy per County (2)	Tax Increment Receipts Less Supplementals	% of Levy Received	Supplementals	Total Tax Increment Receipts	% of Levy Received
2019-20	6,073,658	6,035,704	99.38%	988,777	7,024,481	115.65%
2018-19	5,011,065	4,934,974	98.48%	436,934	5,371,908	107.20%
2017-18	4,290,358	4,256,769	99.22%	415,373	4,672,142	108.90%
2016-17	3,457,432	3,431,104	99.24%	206,679	3,637,783	105.22%
2015-16	3,327,619	3,304,574	99.31%	338,515	3,643,089	109.48%
Average Receipts to Levy			**99.11%**			**109.88%**

(1) Receipts per Agency records prior to reduction for property tax admin. fees. Does not include interest paid by County. Amounts shown have been adjusted from audited amounts to reflect the year in which payments were due.
(2) Intial levy reported by Sacramento County.

Table 4
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

HISTORICAL TAX REVENUES (1)

Category	2015-16	2016-17	2017-18	2018-19	2019-20
Tax Increment	$3,269,664	$3,394,887	$4,219,232	$4,899,439	$5,999,655
Unitary Tax Increment	34,910	36,217	37,537	35,535	36,049
Supplemental / Other Taxes	338,515	206,679	415,373	436,934	988,777
Total Tax Increment	3,643,089	3,637,783	4,672,142	5,371,908	7,024,481
Adjustments / Liens to Tax Revenue:					
Property Tax Admin. Fees	48,141	46,806	56,615	62,113	72,921
Housing Set-Aside	728,618	727,557	934,428	1,074,382	1,404,896
Tax Revenue	**2,866,330**	**2,863,420**	**3,681,099**	**4,235,413**	**5,546,664**

(1) Reflects actual receipts based on the records of the Agency.

Table 5
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

ESTIMATE OF INCREMENTAL TAX REVENUE
FOR FISCAL YEAR 2020-21

	Original Area			R Street Area			Combined		
	Taxable Value (1)	Base Year Taxable Value	Incremental Taxable Value	Taxable Value (1)	Base Year Taxable Value	Incremental Taxable Value	Taxable Value (1)	Base Year Taxable Value	Incremental Taxable Value
Local Secured									
Real Property	$431,411,881			$320,131,926	$61,115,357		$751,543,807		
Personal Property	358,240.00			73,383	299,423		431,623		
Gross Secured	431,770,121			320,205,309	61,414,780		751,975,430		
Less: Exemptions	13,298,233			424,491	0		13,722,724		
Net Secured	418,471,888	15,974,539		319,780,818	61,414,780		738,252,706	77,389,319	
State-Assessed	0	0		0	265,259		0	265,259	
Total Secured	418,471,888	15,974,539	402,497,349	319,780,818	61,680,039	258,100,779	738,252,706	77,654,578	660,598,128
Unsecured									
Real Property	24,685,841			5,710,365	399,979		30,396,206		
Personal Property	7,622,160			7,213,247	2,662,540		14,835,407		
Gross Unsecured	32,308,001			12,923,612	3,062,519		45,231,613		
Less: Exemptions	823,845			0	0		823,845		
Net Unsecured	31,484,156	17,520,872	13,963,284	12,923,612	3,062,519	9,861,093	44,407,768	20,583,391	23,824,377
Total Secured & Unsecured	449,956,044	33,495,411	416,460,633	332,704,430	64,742,558	267,961,872	782,660,474	98,237,969	684,422,505
Tax Increment (2)			4,164,600			2,679,600			6,844,200
Unitary Tax Increment			36,000			0			36,000
Total Tax Increment			4,200,600			2,679,600			6,880,200
Adjustments to Tax Revenue:									
Property Tax Administration Fees (3)			51,000			33,000			84,000
Liens On Tax Increment									
Housing Set-Aside			840,000			536,000			1,376,000
Tax Revenues			**3,309,600**			**2,110,600**			**5,420,200**

(1) Based on taxable value information from the Sacramento County Auditor-Controller
(2) Calculated based on the application of the 1% tax rate.
(3) The administrative fee is based on 1.22%, which is the percentage the fee represented in 2019-20.

Table 6
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

PROJECTION OF INCREMENTAL TAX REVENUE
(000's Omitted)

Fiscal Year	Real (1) Property	New (2) Development	Total Real Property	Other (3) Property	Total Value	Value Over Base Of $98,238	Tax (4) Increment	Unitary (5) Revenue	Total Tax Increment	Property Tax Admin. Fees (6)	Housing Set-Aside	Tax Revenues	(7) Parity Obligations	(8) Other Subordinate Obligations	Net Tax Revenues
2020 - 2021	$768,217	N/A	$768,217	$14,443	$782,660	$684,423	$6,844	$36	$6,880	$84	$1,376	$5,420	300	$133	$4,987
2021 - 2022	774,381	4,108	778,488	14,443	792,932	694,694	6,947	36	6,983	85	1,397	5,501	300	133	5,068
2022 - 2023	794,058	0	794,058	14,443	808,501	710,263	7,103	36	7,139	87	1,428	5,624	300	133	5,191
2023 - 2024	809,939	0	809,939	14,443	824,383	726,145	7,261	36	7,297	89	1,459	5,749	300	133	5,316
2024 - 2025	826,138	0	826,138	14,443	840,581	742,343	7,423	36	7,459	91	1,492	5,876	300	133	5,444
2025 - 2026	842,661	0	842,661	14,443	857,104	758,866	7,589	36	7,625	93	1,525	6,007	300	133	5,574
2026 - 2027	859,514	0	859,514	14,443	873,957	775,719	7,757	36	7,793	95	1,559	6,139	300	133	5,707
2027 - 2028	876,704	0	876,704	14,443	891,148	792,910	7,929	36	7,965	97	1,593	6,275	300	133	5,842
2028 - 2029	894,239	0	894,239	14,443	908,682	810,444	8,104	36	8,140	100	1,628	6,413	0	0	6,413
2029 - 2030	912,123	0	912,123	14,443	926,566	828,329	8,283	36	8,319	102	1,664	6,554	0	0	6,554
2030 - 2031	930,366	0	930,366	14,443	944,809	846,571	8,466	36	8,502	104	1,700	6,697	0	0	6,697
2031 - 2032	948,973	0	948,973	14,443	963,416	865,178	8,652	36	8,688	106	1,738	6,844	0	0	6,844
2032 - 2033	967,953	0	967,953	14,443	982,396	884,158	8,842	36	8,878	109	1,776	6,994	0	0	6,994
2033 - 2034	987,312	0	987,312	14,443	1,001,755	903,517	9,035	36	9,071	111	1,814	7,146	0	0	7,146
2034 - 2035	1,007,058	0	1,007,058	14,443	1,021,501	923,263	9,233	36	9,269	113	1,854	7,302	0	0	7,302
2035 - 2036	1,027,199	0	1,027,199	14,443	1,041,642	943,404	9,434	36	9,470	116	1,894	7,460	0	0	7,460
2036 - 2037	1,047,743	0	1,047,743	14,443	1,062,186	963,948	9,639	36	9,676	118	1,935	7,622	0	0	7,622
2037 - 2038	1,068,698	0	1,068,698	14,443	1,083,141	984,903	9,849	36	9,885	121	1,977	7,787	0	0	7,787
2038 - 2039	1,090,072	0	1,090,072	14,443	1,104,515	1,006,277	10,063	36	10,099	124	2,020	7,956	0	0	7,956
2039 - 2040	1,111,873	0	1,111,873	14,443	1,126,316	1,028,078	10,281	36	10,317	126	2,063	8,127	0	0	8,127
2040 - 2041	1,134,111	0	1,134,111	14,443	1,148,554	1,050,316	10,503	36	10,539	129	2,108	8,302	0	0	8,302
2041 - 2042	1,156,793	0	1,156,793	14,443	1,171,236	1,072,998	10,730	36	10,766	132	2,153	8,481	0	0	8,481
2042 - 2043	1,179,929	0	1,179,929	14,443	1,194,372	1,096,134	10,961	36	10,997	134	2,199	8,663	0	0	8,663
2043 - 2044	1,203,527	0	1,203,527	14,443	1,217,971	1,119,733	11,197	36	11,233	137	2,247	8,849	0	0	8,849
2044 - 2045	1,227,598	0	1,227,598	14,443	1,242,041	1,143,803	11,438	36	11,474	140	2,295	9,039	0	0	9,039
2045 - 2046	1,252,150	0	1,252,150	14,443	1,266,593	1,168,355	11,684	36	11,720	143	2,344	9,232	0	0	9,232
2046 - 2047 (9)	1,277,193	0	1,277,193	14,443	1,291,636	1,193,398	11,934	36	11,970	146	2,394	9,430	0	0	9,430
2047 - 2048	747,798	0	747,798	7,157	754,955	656,717	7,215	36	7,251	89	1,450	5,712	0	0	5,712
2048 - 2049	762,754	0	762,754	7,157	769,911	671,673	7,364	36	7,400	91	1,480	5,830	0	0	5,830
2049 - 2050	778,009	0	778,009	7,157	785,166	686,928	7,517	36	7,553	92	1,511	5,950	0	0	5,950
2050 - 2051	793,569	0	793,569	7,157	800,726	702,488	7,672	36	7,708	94	1,542	6,072	0	0	6,072

(1) Prior Year Real Property increased by 1 percent in 2021-22 and then by 2 percent per year. The value in 2021-22 has been reduced for open appeals.
(2) See Table 7 "Schedule of New Development".
(3) Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.
(4) Based on the application of Project Area tax rates to the total incremental taxable value.
(5) Amount based on actual for 2019-20.
(6) Estimated based on 1.22 percent of tax increment.
(7) Payments due under revised DDA with East End Gateway One LLC.
(8) Payments due under developer agreements that are subordinate to debt service.
(9) The last date to receive tax increment in the R Street Area is December 31, 2047.

Table 6.1
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

PROJECTION OF INCREMENTAL TAX REVENUE
(000's Omitted)

Fiscal Year	Real (1) Property	New (2) Development	Total Real Property	Other (3) Property	Total Value	Value Over Base Of $98,238	Tax (4) Increment	Unitary (5) Revenue	Total Tax Increment	Property Tax Admin. Fees (6)	Housing Set-Aside	Tax Revenues
2020 - 2021	$768,217	N/A	$768,217	$14,443	$782,660	$684,423	$6,844	$36	$6,880	$84	$1,376	$5,420
2021 - 2022	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2022 - 2023	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2023 - 2024	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2024 - 2025	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2025 - 2026	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2026 - 2027	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2027 - 2028	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2028 - 2029	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2029 - 2030	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2030 - 2031	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2031 - 2032	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2032 - 2033	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2033 - 2034	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2034 - 2035	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2035 - 2036	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2036 - 2037	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2037 - 2038	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2038 - 2039	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2039 - 2040	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2040 - 2041	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2041 - 2042	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2042 - 2043	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2043 - 2044	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2044 - 2045	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2045 - 2046	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2046 - 2047 (9)	766,714	0	766,714	14,443	781,157	682,919	6,829	36	6,865	84	1,373	5,408
2047 - 2048	441,863	0	441,863	7,157	449,020	350,782	4,155	36	4,191	51	838	3,302
2048 - 2049	441,863	0	441,863	7,157	449,020	350,782	4,155	36	4,191	51	838	3,302
2049 - 2050	441,863	0	441,863	7,157	449,020	350,782	4,155	36	4,191	51	838	3,302
2050 - 2051	441,863	0	441,863	7,157	449,020	350,782	4,155	36	4,191	51	838	3,302

(1) Prior Year Real Property increased by 1 percent in 2021-22 and then by 2 percent per year. The value in 2021-22 has been reduced for open appeals.
(2) See Table 7 "Schedule of New Development".
(3) Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.
(4) Based on the application of Project Area tax rates to the total incremental taxable value.
(5) Amount based on actual for 2019-20.
(6) Estimated based on 1.22 percent of tax increment.
(7) Payments due under revised DDA with East End Gateway One LLC.
(8) Payments due under developer agreements that are subordinate to debt service.
(9) The last date to receive tax increment in the R Street Area is December 31, 2047.

Table 7
Capitol Area Development Authority
Capitol Area Redevelopment Project Area

SCHEDULE OF NEW DEVELOPMENT AND OWNERSHIP CHANGES

Development	Square Footage/ Units	Completion Date	Remaining Value Expected To Add To Project	Year Added to Tax Roll
Original Area				
1430 Q Street	75 units / 8,569 Commercial	August-20	$586,600	21-22
R Street Area				
The Carlaw	26 units / 14,917 Commercial	June-20	3,521,000	21-22
GRAND TOTAL			**$4,107,600**	

Capitol Area Development Authority **ATTACHMENT C**

Tax Increment and Debt Service Coverage Projection

0.00% Growth in Tax Increment

($000 Omitted)

Series 2020 Level Debt Service

Notes					**[1]**				
Tax Year	**Total Available Tax Increment**	**2016 Refunding Debt Service**	**I-Bank Debt Service**	**Other Parity Obligations**	**Total Series 2020 Debt Service**	**Other Subordinate Obligations**	**Total Payment Obligations**	***Estimated Debt Service Coverage***	**Remaining Available Tax Increment**
2021	6,796	714	41	300	1,602	133	2,789	*2.44*	4,007
2022	6,781	706	41	300	1,604	133	2,784	*2.44*	3,998
2023	6,781	713	41	300	1,601	133	2,788	*2.43*	3,993
2024	6,781	707	40	300	1,602	133	2,782	*2.44*	4,000
2025	6,781	689	40	300	1,601	133	2,763	*2.45*	4,019
2026	6,781	681	40	300	1,604	133	2,758	*2.46*	4,023
2027	6,781	688	40	300	1,605	133	2,766	*2.45*	4,016
2028	6,781	689	40	300	1,605	133	2,767	*2.45*	4,015
2029	6,781	684	40	-	1,603	-	2,327	*2.91*	4,454
2030	6,781	699	40	-	1,605	-	2,344	*2.89*	4,438
2031	6,781	697	40	-	1,605	-	2,342	*2.90*	4,439
2032	6,781	699	40	-	1,605	-	2,344	*2.89*	4,437
2033	6,781	700	40	-	1,603	-	2,343	*2.89*	4,438
2034	6,781	699	-	-	1,604	-	2,303	*2.94*	4,478
2035	6,781	-	-	-	1,604	-	1,604	*4.23*	5,177
2036	6,781	-	-	-	1,603	-	1,603	*4.23*	5,178
2037	6,781	-	-	-	1,606	-	1,606	*4.22*	5,175
2038	6,781	-	-	-	1,602	-	1,602	*4.23*	5,179
2039	6,781	-	-	-	1,603	-	1,603	*4.23*	5,178
2040	6,781	-	-	-	1,602	-	1,602	*4.23*	5,179
2041	6,781	-	-	-	1,606	-	1,606	*4.22*	5,175
2042	6,781	-	-	-	1,601	-	1,601	*4.24*	5,180
2043	6,781	-	-	-	1,605	-	1,605	*4.23*	5,176
2044	6,781	-	-	-	1,602	-	1,602	*4.23*	5,179
2045	6,781	-	-	-	1,603	-	1,603	*4.23*	5,178
2046	6,781	-	-	-	1,603	-	1,603	*4.23*	5,178
2047	6,781	-	-	-	1,600	-	1,600	*4.24*	5,181
2048	4,140	-	-	-	1,602	-	1,602	*2.58*	2,538
2049	4,140	-	-	-	1,601	-	1,601	*2.59*	2,539
2050	4,140	-	-	-	1,604	-	1,604	*2.58*	2,536
2051	4,140	-	-	-	-	-	-	*N/A*	4,140
Totals	**199,670**	**9,767**	**523**	**2,400**	**48,096**	**1,061**	**61,847**		**137,823**

Notes

[1] Estimated Debt Service Assuming Market Rates of September 1, 2020