

**Global Notes:**

1. All references to the use of Available Project Tax Increment to pay Off-Site Public Infrastructure are subject to change, depending on the outcome of ongoing negotiations between the City and the A's.
2. The City is waiting for information from the Developer to confirm whether Greenhouse Gas Mitigation Measures described in this IFP are eligible for EIFD financing.

**OAKLAND ENHANCED INFRASTRUCTURE  
FINANCING DISTRICT  
(WATERFRONT BALLPARK DISTRICT AT HOWARD  
TERMINAL)**

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**Infrastructure Financing Plan**

**Prepared by Century Urban, LLC**

**April 2023**

***\*\* All estimates contained herein are subject to review and revision by a registered municipal advisor \*\****

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## INTRODUCTION

*EIFD.* This Infrastructure Financing Plan (“IFP”) has been prepared at the direction of the Public Financing Authority (“PFA”) of the Oakland Enhanced Infrastructure Financing District (Waterfront Ballpark District at Howard Terminal) (the “EIFD”) under Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (the “EIFD Law”). The EIFD will consist of several project areas (each, a “Project Area” and, collectively, the “Project Areas”), each of which represents one or more separate development blocks:

**Table 1. Project Areas**

Project Area	Development Block
Project Area 1	Block 1 -Ballpark
Project Area 2	Block 2 & Block 3
Project Area 3	Block 4
Project Area 4	Block 5
Project Area 5	Block 6
Project Area 6	Block 7
Project Area 7	Block 7.1
Project Area 8	Block 8
Project Area 9	Block 9
Project Area 10	Block 10
Project Area 11	Block 11
Project Area 12	Block 12
Project Area 13	Block 13 & Block 14
Project Area 14	Block 15 & Block 16
Project Area 15	Block 17
Project Area 16*	[Vistra]
Project Area 17*	Block 18 (BevMo Parking)

\* Project Tax Increment (as defined herein) generated by property in this Project Area, or a portion thereof, will be allocated to the EIFD only if the Project Area, or the applicable portion thereof, has been incorporated into the Development Agreement (as defined herein) via the approval, execution and recordation of an amendment to the Development Agreement which, at minimum, amends the definition of “Project Site” (as defined in the Development Agreement) to include the Project Area or the applicable portion thereof. See Section D. Financing – *Commencement of Allocation of Project Tax Increment.*”

The PFA may amend this IFP from time to time to change the boundaries of the Project Areas without adding territory to the EIFD that is outside the original boundaries of the EIFD; under the EIFD Law, any such amendments must be approved by a majority vote of the PFA at a public hearing held following the provision of a 30-day mailed notice describing the proposed changes to all property owners and residents within the boundaries of the affected Project Areas and affected taxing entities.

The EIFD's sole purpose is to provide financing for public facilities or other projects authorized under the EIFD Law in connection with the development of the Waterfront Ballpark District at Howard Terminal (the "Waterfront Ballpark District Project"). The Waterfront Ballpark District Project is located on an approximately 55-acre site commonly known as Howard Terminal in Oakland, California as described in Section B below.<sup>1</sup>

The purpose of the Project Areas is to establish a separate 45-year time period for the allocation of certain property tax revenues to the EIFD for each development parcel.

**Requirements of the IFP.** As required by Sections 53398.59 through 53398.74 of the EIFD Law, this IFP includes the following information:

- A. A legal description and map of the EIFD which includes [all] [a portion] of the EIFD designated by the City Council of the City of Oakland (the "City") in its Resolution No. \_\_, adopted on \_\_, 20\_\_ (the "Resolution of Intention").
- B. A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the EIFD, including those to be provided by the private sector, those to be provided by governmental entities without assistance under the EIFD Law, those public improvements and facilities to be financed with assistance from the EIFD, and those to be provided jointly. The description includes the proposed location, timing, and costs of the development and financial assistance. See below for more details.
- C. Because the City [and the County of Alameda (the "County")] have allocated revenues to the EIFD, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the EIFD.
- D. A financing section, which contains all of the following information:
  1. A specification of the maximum portion of the incremental tax revenue of the City [and the County] proposed to be committed to the proposed EIFD for each year during which the EIFD will receive incremental tax revenue.
  2. A projection of the amount of tax revenues expected to be received by the EIFD in each year during which the EIFD will receive tax revenues, including an estimate of the amount of tax revenues attributable to the City [and the County] for each year.
  3. A plan for financing the public facilities and other projects to be assisted by the EIFD, including a detailed description of any intention to incur debt.
  4. A limit on the total number of dollars of taxes that may be allocated to the EIFD pursuant to this IFP.
  5. A date on which the IFP will cease to be in effect and all tax allocations to the EIFD will end and a date on which the EIFD's authority to repay indebtedness with

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<sup>1</sup> Unless otherwise indicated, all statutory references are to the California Government Code.

incremental tax revenues received under the EIFD Law will end; because the EIFD will include Project Areas, there is a separate and unique time limit for each Project Area that does not exceed 45 years from the date the applicable Project Area has actually received one hundred thousand dollars (\$100,000) in annual incremental tax revenues under the EIFD Law.

6. An analysis of the costs to the City [and the County] of providing facilities and services to the area of the EIFD while the area is being developed and after the area is developed. The plan includes an analysis of the tax, fee, charge, and other revenues expected to be received by the City [and County] as a result of expected development in the area of the EIFD.
7. An analysis of the projected fiscal impact of the EIFD and the associated development upon the City [and the County].
8. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the EIFD and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project.
9. The goals the EIFD proposes to achieve for each project financed as described in this IFP.

As no dwelling units exist within the territory of the EIFD, the EIFD Law does not require this IFP to include a plan for the replacement of dwelling units or the relocation of persons or families.

#### **A. LEGAL DESCRIPTION AND MAP**

The area of the EIFD consists of approximately 55 acres that comprise the former Charles P. Howard Terminal and adjacent parcels, located at the Port of Oakland along the Inner Harbor of the Oakland-Alameda Estuary. The site is bound generally by the Oakland Estuary Middle Harbor on the south; Jack London Square on the east; Union Pacific railroad tracks and Embarcadero West on the north; and the heavy metal recycling center, Schnitzer Steel, on the west.

Please refer to Exhibit A for a legal description of the property in the EIFD [City to provide legal description] and Exhibit B for a map of the EIFD and the Project Areas.

**B. DESCRIPTION OF FACILITIES AND DEVELOPMENT OR FINANCIAL ASSISTANCE**

**Anticipated Future Private Development in the EIFD**

The EIFD is anticipated to include the Waterfront Ballpark District Project summarized in Table 2 below.

The Waterfront Ballpark District Project is being developed by The Athletics Investment Group LLC, DBA The Oakland Athletics (the “Waterfront Ballpark District Project Developer”), and will include a new, open-air waterfront multi-purpose baseball stadium, for baseball games to be played by the Oakland Athletics Major League Baseball club, concerts and special events. In addition, the Waterfront Ballpark District Project may include up to 3,000 residential units, 1.5 million square feet of commercial space, 270,000 square feet of retail space, 400 hotel rooms, a 3,500-seat performing arts center, and approximately 18 acres of publicly accessible parks and open space. The rights to construct the Waterfront Ballpark District Project will be vested through a development agreement for a term of 35 years. The entitled program for the Waterfront Ballpark District Project is set forth in greater detail in Table 2, below.

**Table 2. Proposed Private Development Program**

Use	GSF/ Units /Hotel Rooms
Residential – Market Rate	2,550 Units
Residential – Below Market Rate	[450 Units]
Office	1,497,000 GSF
Retail	252,600 GSF
Hotel	400 Rooms
Performance Center	50,000 GSF
Ballpark	1,200,000 GSF

**Commented [GS1]:** OPEN; Final affordable housing number subject to negotiation between City and A’s.

*THE TYPE OF DEVELOPMENT AND THE NUMBER OF RESIDENTIAL UNITS AND SQUARE FOOTAGE OF RETAIL/COMMERCIAL SPACE SET FORTH IN TABLE 2 ARE BASED ON CURRENT PROJECTIONS PROVIDED BY THE WATERFRONT BALLPARK DISTRICT PROJECT DEVELOPER; ACTUAL DEVELOPMENT MAY, AND WILL LIKELY, VARY. NOTHING IN THIS IFP SHALL LIMIT THE ABILITY OF THE WATERFRONT BALLPARK DISTRICT PROJECT DEVELOPER TO REVISE THE SCOPE AND TIMING OF THE WATERFRONT BALLPARK DISTRICT PROJECT, AND ANY CHANGE IN THE NATURE OF THE WATERFRONT BALLPARK DISTRICT WILL NOT REQUIRE AN AMENDMENT OF THIS IFP.*

### Relevant Agreements related to the Waterfront Ballpark District Project

The City, the Port of Oakland and the Waterfront Ballpark District Project Developer have entered into certain agreements governing the Waterfront Ballpark District Project, including, but not limited to the following documents:

- [Development Agreement] dated \_\_\_\_\_ (“Development Agreement”) between the City and the Waterfront Ballpark District Project Developer;
- Public Infrastructure and Financing Agreement dated \_\_\_\_\_ (“PIFA”) between the City and the Waterfront Ballpark District Project Developer;
- Acquisition and Financing Agreement dated \_\_\_\_\_ (“Acquisition and Financing Agreement”) among the City, the Waterfront Ballpark District Project Developer, and the EIFD; and
- Option Agreement (“Option Agreement”) dated \_\_\_\_\_ between the Port and the Waterfront Ballpark District Developer.

Under the Option Agreement, the Port and the Waterfront Ballpark District Project Developer would enter into the following agreements if the Waterfront Ball Park District Project Developer exercise its option under the Option Agreement:

- [Operation and Maintenance Agreement (“O&M Agreement”) between the Port and the Waterfront Ballpark District Project Developer;]
- [Disposition and Development Agreement dated \_\_\_\_\_ (“Port DDA”) by and between the Port and the Waterfront Ballpark District Project Developer; and]
- [Ballpark Lease dated \_\_\_\_\_ (“Ballpark Lease”) by and between the Port and the Waterfront Ballpark District Project Developer].

### Uses of Project Tax Increment

This IFP describes the allocation by the City [and the County] of certain property tax revenues described in Section D below, which are primarily generated in the EIFD (“Project Tax Increment”). As described in greater detail below, the Project Tax Increment shall be divided into “Set Aside” and “Available Project Tax Increment”, which the EIFD will use to provide financing as described below. The capitalized terms used in the following paragraphs are defined in Exhibit C - On-Site Public Infrastructure, Parks and Open Space Improvements, Off-Site Public Infrastructure, Eligible On-Site Affordable Housing Costs, Greenhouse Gas Mitigation Measures and Off-Site Affordable Housing Costs to be Financed by the EIFD.

(a) For each dollar of Project Tax Increment, \$0.20 shall be set aside and made available exclusively to the City for Off-Site Affordable Housing Costs (such amount being the “Set Aside”). The Set Aside shall be deposited into a special fund of the EIFD (the “Set Aside Fund”). The Set Aside shall continue to accrue until an aggregate of \$50 Million, in nominal

dollars, has been deposited into the Set Aside Fund for Off-Site Affordable Housing Costs, after which time no further Set Aside shall occur, and such \$0.20 of each dollar of Project Tax Increment shall become Available Project Tax Increment (as defined below) made available for the authorized uses of the Available Project Tax Increment. Off-Site Affordable Housing Costs may not be financed by Available Project Tax Increment, and bonds issued to finance Off-Site Affordable Housing Costs may not be secured by Available Project Tax Increment.

(b) The remaining \$0.80 of each dollar of Project Tax Increment and the amount described in the preceding paragraph (a) in excess of \$50 Million are referred to as the "Available Project Tax Increment". The Available Project Tax Increment shall be deposited into a special fund of the EIFD (the "Available Project Tax Increment Fund"). Available Project Tax Increment may finance On-Site Public Infrastructure, Parks and Open Space Improvements, Eligible On-Site Affordable Housing Costs and Off-Site Public Infrastructure. On-Site Public Infrastructure, Parks and Open Space Improvements, Eligible On-Site Affordable Housing Costs and Off-Site Public Infrastructure may not be financed by the Set Aside, and bonds or other debt issued to finance On-Site Public Infrastructure, Parks and Open Space Improvements, Eligible On-Site Affordable Housing Costs and Off-Site Public Infrastructure may not be secured by or payable from the Set Aside.

#### **Priority Uses of Available Project Tax Increment**

The Available Project Tax Increment will be used in the priority listed below:

- (a) to finance a proportionate share of EIFD Administrative Costs;
- (b) to pay debt service on bonds and other debt of the EIFD and to replenish any reserve fund associated with such bonds and other debt;
- (c) to (i) finance the Acquisition Price (as defined in Exhibit C) of On-Site Public Infrastructure and Parks and Open Space Improvements and finance the Eligible On-Site Affordable Housing Costs, and (ii) to finance the Acquisition Price of Off-Site Public Infrastructure. The Acquisition Price of On-Site Public Infrastructure and Parks and Open Space Improvements, may be paid to the Waterfront Ballpark District Project Developer or other horizontal developers that are assignees of the Waterfront Ballpark District Developer under the Port DDA and transferees under the Development Agreement and PIFA.

#### **Total Cost of the Waterfront Ballpark District Project and Related Improvements**

The Waterfront Ballpark District Project Developer estimates that the total cost of the Waterfront Ballpark District Project will be \$6.7 billion (in 2023 dollars). This amount includes \$5.7 billion for the private elements of the project (including the proposed baseball stadium), \$369 million for On-Site Public Infrastructure and Parks and Open Space Improvements, \$50 million for Greenhouse Gas Mitigation Measures, \$482 million for Off-Site Public Infrastructure, \$41 million of Eligible On-Site Affordable Housing Costs and \$50 million for Off-Site Affordable Housing Costs.

#### **Funding Sources for Waterfront Ballpark District Project**



The EIFD is projected to use Project Tax Increment on a pay-as you-go (or “pay-go”) basis and to issue bonds or other debt that is payable from Project Tax Increment to finance approximately \$510 million (in 2023 dollars) in costs of public capital facilities and other projects authorized by the EIFD Law; this amount does not include additional cost contingency. As used in this IFP, “finance” includes not only paying debt service on bonds and other debt of the EIFD, but also using Project Tax Increment on a pay-go basis to pay for eligible expenses.

Private Elements of the Project. The Waterfront Ballpark District Project Developer estimates that the private elements of the Waterfront Ballpark District Project will cost approximately \$5.7 billion, which will be paid by the Waterfront Ballpark District Project Developer without assistance from the EIFD.

On-Site Public Infrastructure; Parks and Open Space Improvements. The Waterfront Ballpark District Project Developer estimates that the On-Site Public Infrastructure and Parks and Open Space Improvements will cost approximately \$369 million. The Waterfront Ballpark District Project Developer is responsible for paying these costs, and the EIFD will provide financing for these costs to the extent Available Project Tax Increment is available in accordance with the Acquisition and Financing Agreement. The obligation to provide financing for On-Site Public Infrastructure and Parks and Open Space Improvements to the extent Available Project Tax Increment is available constitutes debt under the EIFD Law.

Greenhouse Gas Mitigation Measures. The Waterfront Ballpark District Project Developer estimates that the Greenhouse Gas Mitigation Measures will cost \$50 million. The Waterfront Ballpark District Project Developer is responsible for paying these costs, and the EIFD will provide financing for these costs to the extent Available Project Tax Increment is available in accordance with the Acquisition and Financing Agreement. The obligation to provide financing for Greenhouse Gas Mitigation Measures to the extent Available Project Tax Increment is available constitutes debt under the EIFD Law.

Off-Site Public Infrastructure. The City estimates that the Off-Site Public Infrastructure will cost approximately \$482 million (in 2023 dollars). The City anticipates commencing construction of the Off-Site Public Infrastructure in 2026, and is assuming that the \$482 million cost in 2023 dollars will grow by 6% in each of calendar years 2023, 2024 and 2025, resulting in total costs of \$573.5 million in 2026 dollars. The City has identified the following capital sources to pay for Off-Site Public Infrastructure:

<b>Funding Source</b>	<b>Funding Amount</b>
Federal Infrastructure Funding	\$16,811,075
State Infrastructure Funding	285,054,200
Regional Infrastructure Funding	65,200,000
Local Infrastructure Funding	9,392,197
<b>Total Off-Site Infrastructure Funding Secured to Date</b>	<b>\$376,457,472</b>

Funding for the remaining \$197 million of Off-Site Public Infrastructure costs (in 2026 dollars) has not yet been secured.

Eligible On-Site Affordable Housing Costs. The Waterfront Ballpark District Project Developer estimates that the Eligible On-Site Affordable Housing Costs will be approximately \$41 million. The Waterfront Ballpark District Project Developer is responsible for paying these costs, and the EIFD will provide financing for these costs to the extent Available Project Tax Increment is available in accordance with the Acquisition and Financing Agreement. The obligation to provide financing for Eligible On-Site Affordable Housing Costs to the extent Available Project Tax Increment is available constitutes debt under the EIFD Law.

Table 3 (below) estimates the costs of the Waterfront Ballpark District Project that will be financed by the EIFD with Available Project Tax Increment.

Off-Site Affordable Housing Costs. As described above, \$50 million of Project Tax Increment will be set aside in the Set Aside Fund and used to finance Off-Site Affordable Housing Costs. The City expects to identify capital sources in addition to the Set Aside to pay for Off-Site Affordable Housing Costs when Off-Site Affordable Housing projects are undertaken, including federal tax credits, qualified private activity bonds, local voter-approved general obligation bonds, affordable housing and jobs/housing impact fees, and other local, state and federal affordable housing resources.

**Table 3. Estimated Costs of Public Facilities to be Financed by EIFD<sup>2</sup>**

	Estimated Project Costs	Cost Contingency at 50%	Total Estimated Project Costs	Estimated Timing	Estimated Location
<b>Onsite Public Infrastructure</b>					
Demo, Grading & Compaction, Remediation	\$ 102,601,000	\$ 51,300,500	\$ 153,901,500	2023-2037	Entire Project
Utility Improvements	15,977,000	7,988,500	23,965,500	2023-2037	Entire Project
Onsite Streets and Streetscapes	98,496,000	49,248,000	147,744,000	2023-2037	Entire Project
Parks and Open Space	152,065,000	76,032,500	228,097,500	2023-2037	Entire Project
<b>Total Development Costs</b>	<b>\$ 369,139,000</b>	<b>\$ 184,569,500</b>	<b>\$ 553,708,500</b>		
<b>On-Site Affordable Housing Costs</b>	<b>\$ 40,985,000</b>	<b>\$ 20,492,500</b>	<b>\$ 61,477,500</b>	2023-2037	Entire Project
<b>Off-Site Affordable Housing Costs</b>	<b>50,000,000</b>	<b>25,000,000</b>	<b>75,000,000</b>	2023-2037	See Note Below
<b>Greenhouse Gas Mitigation</b>	<b>50,000,000</b>	<b>25,000,000</b>	<b>75,000,000</b>	2023-2037	Entire Project
<b>Total Public Facilities Costs Funded by EIFD</b>	<b>\$ 510,124,000</b>	<b>\$ 255,062,000</b>	<b>\$ 765,186,000</b>		

\*Off-Site Affordable Housing Costs will be incurred in four impacted neighborhoods (West Oakland, Chinatown, Old Oakland, and the Jack London District).

[Reflects developer estimate of eligible costs. City to confirm eligibility.]

**Description of Administrative Costs.** In addition to the public capital facilities and other projects of communitywide significance to be financed by the EIFD, the EIFD may finance any other expenses incidental to the formation, administration and implementation of the EIFD and to the

<sup>2</sup> Off-Site Public Infrastructure costs may be reimbursed by the EIFD to the extent there is excess EIFD revenue after reimbursing all other eligible costs including Off-Site Affordable Housing Costs, Eligible On-Site Affordable Housing Costs and costs of On-Site Public Infrastructure costs and Parks and Open Space Improvements in accordance with this IFP. It is not currently anticipated that there will be excess EIFD revenue and thus it is not included in Table 3.

construction, completion, inspection and acquisition of the authorized facilities, including, but not limited to, the costs of creation and administration of the EIFD; costs of issuance of bonds or other debt of the EIFD or of any other public agency that finances authorized public facilities and projects, and payment of debt service thereon; and costs incurred by the City, the County or the EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; and legal costs. See Section D below. [Developer payment for such costs (subject to later reimbursement by the EIFD) will need to be documented as necessary in IFP and/or PIFA.]

**The estimates set forth in this section of the Infrastructure Financing Plan reflect certain assumptions and projections and, accordingly, are intended for illustrative purposes only. Actual results may vary, and the estimates do not constitute limitations on the use of Project Tax Increment as described in this IFP.**

DRAFT

### C. FINDING OF COMMUNITYWIDE SIGNIFICANCE

As described in this section, all of the Off-Site Affordable Housing Costs, the Eligible On-Site Affordable Housing Costs, the On-Site Public Infrastructure, the Parks and Open Space Improvements, and the Off-Site Public Infrastructure that may be financed by the EIFD have communitywide significance and provide significant benefits to the EIFD and the surrounding community. Those public facilities or other projects that are not physically located within the boundaries of the EIFD have a tangible connection to the work of the EIFD.

The formation of the EIFD will enable the development of the Waterfront Ballpark District Project, which would provide up to approximately 1.77 million square feet of commercial development; up to 3,000 residential dwelling units; two new hotels with approximately 400 rooms, and a new performance venue with a capacity of approximately 3,500 individuals, in addition to a 35,000-fan capacity ballpark. The development will bring new jobs, affordable housing and infrastructure improvements that will benefit neighboring communities. Specifically, the Waterfront Ballpark District Project is anticipated to provide the following community benefits:

- Retention of the City's last remaining professional sports franchise;
- 15% ([450 units]) on-site affordable housing;
- \$50 million for displacement prevention strategies off-site, targeting an additional 20% (600) units of new, renovated or preserved affordable housing, including down payment and senior assistance in four impacted neighborhoods (West Oakland, Chinatown, Old Oakland, and the Jack London District);
- Approximately 18 acres of new, publicly accessible parks and open space;
- An approximately 1.5-mile extension of the San Francisco Bay Trail;
- Improvements to or replacement of Oakland Fire Station No. 2;
- New public art valued at approximately \$19 million;
- Projected new revenues to schools and community colleges of \$13.5 million per year at full buildout;
- No net new greenhouse gas emissions;
- Leadership in Energy and Environmental Design (LEED) Gold (or equivalent) standards for new construction;
- Protection against sea-level rise;
- Remediation of existing toxic contaminants in soil and groundwater;
- 7,100 annual full-time equivalent jobs at full buildout;
- 25,000 full-time equivalent jobs during construction;
- Approximately \$XX million (2023 dollars) in recurring annual fiscal revenues to Alameda County net of EIFD contribution;
- Approximately \$10 million (2023 dollars) in recurring general fund annual revenues to the City of Oakland, net of EIFD contribution;
- Workforce obligations, including training, employment and economic development opportunities as part of the development and operation of the Project in accordance with the Workforce Agreements to be enforced by the Port;
- The commitment of the Oakland A's to remain in the City in accordance with the Non-Relocation Agreement;
- The establishment of a Community Fund; and

**Commented [GS2]:** The below list of community benefits may change and is subject to finalization as part of the DA negotiations between the parties.

- Establishment of a residential Condominium Transfer Fee, the proceeds of which will be deposited into the Community Fund.

#### D. FINANCING

**Introduction.** Section 53398.75(a) of the EIFD Law authorizes this IFP to include a provision that taxes, if any, levied upon taxable property in the area included within the EIFD each year by or for the benefit of the State of California, or any affected taxing entity after the effective date of the resolution adopted pursuant to the EIFD Law to create the EIFD, shall be divided, subject to the provisions of Section 53993, as follows:

(1) That portion of the taxes that would be produced by the rate upon which the tax is levied each year by or for each of the affected taxing entities upon the total sum of the assessed value of the taxable property in the EIFD as shown upon the assessment roll used in connection with the taxation of the property by the affected taxing entity, last equalized prior to the effective date of the resolution adopted pursuant to Section 53398.69 to create the EIFD, shall be allocated to, and when collected shall be paid to, the respective affected taxing entities as taxes by or for the affected taxing entities on all other property are paid.

(2) That portion of the levied taxes each year specified in the adopted infrastructure financing plan for the city or county and each affected taxing entity that has agreed to participate pursuant to Section 53398.68 in excess of the amount specified in paragraph (1) shall be allocated to, and when collected shall be paid into a special fund of, the EIFD for all lawful purposes of the EIFD. Unless and until the total assessed valuation of the taxable property in the EIFD exceeds the total assessed value of the taxable property in the EIFD as shown by the last equalized assessment roll referred to in paragraph (1), all of the taxes levied and collected upon the taxable property in the EIFD shall be paid to the respective affected taxing entities. When the EIFD ceases to exist pursuant to the adopted infrastructure financing plan, all moneys thereafter received from taxes upon the taxable property in the district shall be paid to the respective affected taxing entities as taxes on all other property are paid.

Section 53398.75(b) of the EIFD Law provides that where an EIFD's boundaries overlap with the boundaries of any former redevelopment project area, any debt or obligation of the EIFD shall be subordinate to any and all enforceable obligations of the former redevelopment agency, as approved by the Oversight Board and the Department of Finance.

Section 53398.75(c) of the EIFD Law authorizes the City Council, as the legislative body of the city that is forming the EIFD, to dedicate any portion of its net available revenue to the EIFD through the IFP. Section 53398.75(c) of the EIFD Law defines "net available revenue" as periodic distributions to the City from the Redevelopment Property Tax Trust Fund, created pursuant to Section 34170.5 of the Health and Safety Code, that are available to the City after all preexisting legal commitments and statutory obligations funded from that revenue are made pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the Health and Safety Code.

Section 53398.75(e) provides that any portion of any ad valorem property tax revenue annually allocated to the City or County pursuant to Section 97.70 of the Revenue and Taxation Code that is specified in the adopted infrastructure financing plan for the City or County that has agreed to

participate pursuant to Section 53398.68, and that corresponds to the increase in the assessed valuation of taxable property shall be allocated to, and, when collected, shall be apportioned to, a special fund of the EIFD for all lawful purposes of the EIFD.

Section 53398.76 of the EIFD Law provides that all costs incurred by the County in connection with the division of taxes pursuant to Section 53398.75 of the EIFD Law for the EIFD shall be paid by the EIFD. **[Reflect County fee for collecting/allocating allocated tax revenues to the EIFD]**

**Base Year.** The “Base Year” for each Project Area is the fiscal year in which the assessed value of taxable property in such Project Area was last equalized prior to the effective date of the resolution adopted pursuant to Section 53398.69 to create the EIFD. The Base Year for each Project Area is fiscal year \_\_\_\_\_.

**Allocation of Project Tax Increment.** The projections in this IFP are based on available data at the time of IFP preparation for purposes of planning and illustration. Actual results may vary depending on numerous factors including, but not limited to: (i) actual construction costs; (ii) the final development program; (iii) economic factors such as rents, vacancy, construction costs and interest rates; and (iv) property valuation assessments.

The EIFD will be funded by the allocation of property tax increment from the City [and the County]. Together, the revenues described below will comprise the “Project Tax Increment”. It is anticipated that the Project Tax Increment will be utilized to finance the costs described herein on both a pay-go basis and to pay debt service on bonds or other debt permitted by the EIFD Law.

A large portion of the EIFD is located within the boundaries of the Oakland Army Base Redevelopment Project Area of the former Oakland Redevelopment Agency (“RDA”), which has been succeeded by the Oakland Redevelopment Successor Agency (the “Successor Agency”). The City has complied with the requirements of Section 53398.54 of the EIFD Law to include this territory in the proposed EIFD. The EIFD’s share of the enforceable obligations that will be paid on a senior basis under Section 53398.75 have been estimated as described below.

The City [and the County] have agreed to allocate to the EIFD the Project Tax Increment identified below, subject to the maximum amounts specified below (see D.4. “Limit on Total Dollars Allocated to the EIFD”):

1. The City currently receives 26.41% of the property taxes produced by application of the 1% general levy on all assessed values within the City. The City has agreed to allocate to the EIFD 100% of such 26.41% share of the property taxes produced by application of the 1% general levy upon increases in the total assessed valuation of the taxable property in the boundaries of the EIFD above the total assessed valuation of the taxable property in the boundaries of the EIFD in the Base Year.
2. The City has agreed to allocate to the EIFD 100% of the Property Tax In-Lieu of Vehicle License Fees (“VLF”) increment generated by increases in the total assessed valuation of the taxable property in the boundaries of the EIFD above the total assessed valuation of the taxable property in the boundaries of the EIFD in the Base Year according to the

formula set forth in California Revenue & Taxation Code Section 97.70 as of the date hereof.<sup>3</sup>

3. The City has agreed to allocate a portion of its “net available revenue” to the EIFD; the amount of net available revenue to be allocated for each fiscal year will be equal to the sum of:
  - (a) the amount distributed from the Redevelopment Property Tax Trust Fund for the Successor Agency (“RPTTF”) to the City pursuant to Health and Safety Code Section 34183(a)(4) that is attributable to the taxable property in the boundaries of the EIFD and
  - (b) the amount remitted to the City from the RPTTF pursuant to Health and Safety Code Section 34183(a)(1)(A) that is attributable to the taxable property in the boundaries of the EIFD.

For each Project Area, the City’s allocation of net available revenue to the EIFD shall continue until the earlier of (a) the final day of the 45th fiscal year after the fiscal year in which the EIFD has actually received \$100,000 of Project Tax Increment from the Project Area under the EIFD Law in such fiscal year and (b) the final day of the fiscal year in which the City receives distributions from the RPTTF.

4. [The County currently receives 17% of the property taxes produced by application of the 1% general levy on all assessed values within the City, and the County has agreed to allocate to the EIFD [100%] of such 17% share of the property taxes produced by application of the 1% general levy upon increases in the total assessed valuation of the taxable property in the boundaries of the EIFD above the total assessed valuation of the taxable property in the boundaries of the EIFD in the Base Year.
5. The County has agreed to allocate [100%] of the VLF increment generated by increases in the total assessed valuation of the taxable property in the boundaries of the EIFD above the total assessed valuation of the taxable property in the boundaries of the EIFD in the Base Year according to the formula set forth in California Revenue & Taxation Code Section 97.70 as of the date hereof.<sup>4</sup>]

The County is not allocating any “net available revenue” to the EIFD.

Project Tax Increment shall include property taxes collected from leased properties.

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<sup>3</sup> This revenue is the ad valorem property tax revenue annually allocated to the City pursuant to Section 97.70 of the Revenue and Taxation Code that corresponds to the increase in the assessed valuation of taxable property in the EIFD.

<sup>4</sup> This revenue is the ad valorem property tax revenue annually allocated to the County pursuant to Section 97.70 of the Revenue and Taxation Code that corresponds to the increase in the assessed valuation of taxable property in the EIFD.

The annual allocation of Project Tax Increment to the EIFD by the City [and the County] is contingent upon the EIFD's use of such increment to finance the public capital facilities and other projects of communitywide significance described in this IFP, to pay debt service on bonds and other debt issued to accomplish such purposes, and to finance EIFD Administrative Expenses. Each annual allocation of Project Tax Increment to the EIFD by the City [and the County] shall be subject to this condition, and in no event may future allocations of tax revenues be accelerated. For the avoidance of doubt, nothing in this IFP is intended to require Project Tax Increment allocated to the EIFD to be immediately spent on such authorized purposes; rather Project Tax Increment may be accumulated and spent over a period of time to finance the eligible costs of the Waterfront Ballpark District Project in accordance with this IFP, to pay debt service on bonds and other debt issued to accomplish such purposes, and to finance EIFD Administrative Expenses.

***Commencement of Allocation of Project Tax Increment.*** Except as provided below, Project Tax Increment shall be allocated to the EIFD from a Project Area beginning in the fiscal year following the first fiscal year in which the Project Area produces at least \$100,000 of Project Tax Increment in such fiscal year.

Separately with respect to each of Project Areas 16 and 17, the commencement of the allocation of Project Tax Increment to the EIFD from taxes generated in such Project Area, or a portion thereof, shall be subject to an additional condition: the taxable property in such Project Area, or a portion thereof, must have been incorporated into the Development Agreement via the approval, execution and recordation of an amendment to the Development Agreement which, at minimum, amends the definition of "Project Site" (as defined in the Development Agreement) to include such Project Area or the applicable portion thereof.

#### **D.1. Maximum Portion of Incremental Tax Revenue Dedicated to the EIFD**

The maximum portion of the Project Tax Increment allocated to the EIFD for each year during which the EIFD will receive incremental tax revenue is listed below:

- 100% of the City's share of property tax increment
- 100% of the City's share of the VLF increment
- a portion of the City's net available revenue (in the amount described in "Allocation of Project Tax Increment" above)
- [100%] of the County's share of property tax increment
- [100%] of the County's share of VLF increment

#### **D.2. Projection of EIFD Tax Revenues by Year**

Provided below is the projected annual Project Tax Increment based on the projected assessed value growth by Project Area.



County and City property tax increment is projected to total approximately \$1.8 billion across all Project Areas over the 45-year term of each Project Area.

The City VLF is projected to total \$336 million and County VLF is projected to total \$343 million over the same period.

The City anticipates allocating net available revenue to the EIFD through approximately fiscal year 2039/40 based on the expected duration of the RPTTF. After deducting the EIFD's estimated allocable share of RDA obligations which include existing debt service, required passthroughs and administrative costs, approximately \$2.5 billion of net available revenue is projected to be allocated to the EIFD over the terms of the Project Areas. Table 4 provides annual estimates of Project Tax Increment to be allocated to the EIFD by Project Area.

*The amounts shown in Table 4 for each of the Project Areas are based on the best information available regarding the scope, timing, and value of future development. However, given the time horizon for the entire Waterfront Ballpark District Project and the conceptual nature of some of the planned developments, actual values may be different than the projections contained herein. In addition, because the commencement years and final years for the allocation of tax increment is dependent on the timing of generation and receipt of tax increment within each Project Area, the commencement and final years shown in Table 4 for each of the Project Areas are estimates only; actual dates for each Project Area may differ. The Project's Development Agreement will vest the rights to the development for a 35-year period. Therefore, the timing of the development may differ from that shown in the projections.*

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 1**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2025-26	24,000,000	240,000	-	-	-	-	-	-
2026-27	24,480,000	245,000	64,700	41,650	(81,100)	-	-	25,300
2027-28	650,000,000	6,500,000	1,716,650	1,105,000	(2,050,900)	453,000	461,000	1,684,800
2028-29	663,000,000	6,630,000	1,750,980	1,127,100	(2,080,700)	462,000	471,000	1,730,400
2029-30	676,260,000	6,763,000	1,786,110	1,149,710	(2,116,200)	472,000	480,000	1,771,600
2030-31	689,785,000	6,898,000	1,821,760	1,172,660	(2,151,000)	481,000	490,000	1,814,400
2031-32	703,581,000	7,036,000	1,858,210	1,196,120	(2,092,700)	491,000	499,000	1,951,600
2032-33	717,653,000	7,177,000	1,895,450	1,220,090	(2,355,100)	501,000	509,000	1,770,400
2033-34	732,006,000	7,320,000	1,933,210	1,244,400	(2,418,600)	511,000	520,000	1,790,000
2034-35	746,646,000	7,466,000	1,971,770	1,269,220	(2,626,900)	521,000	530,000	1,665,100
2035-36	761,579,000	7,616,000	2,011,390	1,294,720	(2,686,800)	531,000	541,000	1,691,300
2036-37	776,810,000	7,768,000	2,051,530	1,320,560	(2,727,400)	542,000	551,000	1,737,700
2037-38	792,346,000	7,923,000	2,092,460	1,346,910	(2,662,800)	553,000	562,000	1,891,600
2038-39	808,193,000	8,082,000	2,134,460	1,373,940	(2,720,900)	564,000	574,000	1,925,500
2039-40	824,357,000	8,244,000	2,177,240	1,401,480	(2,780,100)	575,000	585,000	1,958,600
2040-41	840,844,000	8,408,000	2,220,550	1,429,360	-	586,000	597,000	4,832,900
2041-42	857,661,000	8,577,000	2,265,190	1,458,090	-	598,000	609,000	4,930,300
2042-43	874,814,000	8,748,000	2,310,350	1,487,160	-	610,000	621,000	5,028,500
2043-44	892,311,000	8,923,000	2,356,560	1,516,910	-	622,000	633,000	5,128,500
2044-45	910,157,000	9,102,000	2,403,840	1,547,340	-	635,000	646,000	5,232,200
2045-46	928,360,000	9,284,000	2,451,900	1,578,280	-	647,000	659,000	5,336,200
2046-47	946,927,000	9,469,000	2,500,760	1,609,730	-	660,000	672,000	5,442,500
2047-48	965,866,000	9,659,000	2,550,940	1,642,030	-	674,000	686,000	5,553,000
2048-49	985,183,000	9,852,000	2,601,910	1,674,840	-	687,000	699,000	5,662,800
2049-50	1,004,887,000	10,049,000	2,653,940	1,708,330	-	701,000	713,000	5,776,300
2050-51	1,024,985,000	10,250,000	2,707,030	1,742,500	-	715,000	728,000	5,892,500
2051-52	1,045,484,000	10,455,000	2,761,170	1,777,350	-	729,000	742,000	6,009,500
2052-53	1,066,394,000	10,664,000	2,816,360	1,812,880	-	744,000	757,000	6,130,200
2053-54	1,087,722,000	10,877,000	2,872,620	1,849,090	-	759,000	772,000	6,252,700
2054-55	1,109,476,000	11,095,000	2,930,190	1,886,150	-	774,000	788,000	6,378,300
2055-56	1,131,666,000	11,317,000	2,988,820	1,923,890	-	789,000	803,000	6,504,700
2056-57	1,154,299,000	11,543,000	3,048,510	1,962,310	-	805,000	819,000	6,634,800
2057-58	1,177,385,000	11,774,000	3,109,510	2,001,580	-	821,000	836,000	6,768,100
2058-59	1,200,933,000	12,009,000	3,171,580	2,041,530	-	838,000	852,000	6,903,100
2059-60	1,224,951,000	12,250,000	3,235,230	2,082,500	-	854,000	869,000	7,040,700
2060-61	1,249,450,000	12,495,000	3,299,930	2,124,150	-	871,000	887,000	7,182,100
2061-62	1,274,439,000	12,744,000	3,365,690	2,166,480	-	889,000	905,000	7,326,200
2062-63	1,299,928,000	12,999,000	3,433,040	2,209,830	-	907,000	923,000	7,472,900
2063-64	1,325,927,000	13,259,000	3,501,700	2,254,030	-	925,000	941,000	7,621,700
2064-65	1,352,445,000	13,524,000	3,571,690	2,299,080	-	943,000	960,000	7,773,800
2065-66	1,379,494,000	13,795,000	3,643,260	2,345,150	-	962,000	979,000	7,929,400
2066-67	1,407,084,000	14,071,000	3,716,150	2,392,070	-	981,000	999,000	8,088,200
2067-68	1,435,226,000	14,352,000	3,790,360	2,439,840	-	1,001,000	1,019,000	8,250,200
2068-69	1,463,930,000	14,639,000	3,866,160	2,488,630	-	1,021,000	1,039,000	8,414,800
2069-70	1,493,209,000	14,932,000	3,943,540	2,538,440	-	1,041,000	1,060,000	8,583,000
2070-71	1,523,073,000	15,231,000	4,022,510	2,589,270	-	1,062,000	1,081,000	8,754,800
<b>Total</b>		<b>\$ 452,254,000</b>	<b>\$ 119,376,910</b>	<b>\$ 76,842,380</b>	<b>\$ (31,551,200)</b>	<b>\$ 31,508,000</b>	<b>\$ 32,067,000</b>	<b>\$ 228,243,200</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 2**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2028-29	207,356,000	2,074,000	-	-	-	-	-	-
2029-30	211,503,000	2,115,000	558,570	359,550	(661,800)	155,000	158,000	569,300
2030-31	215,733,000	2,157,000	569,660	366,690	(672,600)	158,000	161,000	582,800
2031-32	220,048,000	2,200,000	581,020	374,000	(654,300)	161,000	164,000	625,700
2032-33	224,449,000	2,244,000	592,640	381,480	(736,300)	165,000	167,000	569,800
2033-34	228,938,000	2,289,000	604,520	389,130	(756,300)	168,000	171,000	576,400
2034-35	233,516,000	2,335,000	616,670	396,950	(821,600)	171,000	174,000	537,000
2035-36	238,187,000	2,382,000	629,090	404,940	(840,300)	175,000	178,000	546,700
2036-37	242,951,000	2,430,000	641,760	413,100	(853,200)	178,000	181,000	560,700
2037-38	247,810,000	2,478,000	654,440	421,260	(832,800)	182,000	185,000	609,900
2038-39	252,766,000	2,528,000	667,640	429,760	(851,100)	185,000	189,000	620,300
2039-40	257,821,000	2,578,000	680,850	438,260	(869,400)	189,000	192,000	630,700
2040-41	262,977,000	2,630,000	694,580	447,100	-	193,000	196,000	1,530,700
2041-42	268,237,000	2,682,000	708,320	455,940	-	197,000	200,000	1,561,300
2042-43	273,602,000	2,736,000	722,580	465,120	-	201,000	204,000	1,592,700
2043-44	279,074,000	2,791,000	737,100	474,470	-	205,000	208,000	1,624,600
2044-45	284,655,000	2,847,000	751,890	483,990	-	209,000	212,000	1,656,900
2045-46	290,348,000	2,903,000	766,680	493,510	-	213,000	217,000	1,690,200
2046-47	296,155,000	2,962,000	782,260	503,540	-	217,000	221,000	1,723,800
2047-48	302,078,000	3,021,000	797,850	513,570	-	221,000	225,000	1,757,400
2048-49	308,120,000	3,081,000	813,690	523,770	-	226,000	230,000	1,793,500
2049-50	314,282,000	3,143,000	830,070	534,310	-	230,000	235,000	1,829,400
2050-51	320,568,000	3,206,000	846,700	545,020	-	235,000	239,000	1,865,700
2051-52	326,979,000	3,270,000	863,610	555,900	-	240,000	244,000	1,903,500
2052-53	333,519,000	3,335,000	880,770	566,950	-	245,000	249,000	1,941,700
2053-54	340,189,000	3,402,000	898,470	578,340	-	249,000	254,000	1,979,800
2054-55	346,993,000	3,470,000	916,430	589,900	-	254,000	259,000	2,019,300
2055-56	353,933,000	3,539,000	934,650	601,630	-	260,000	264,000	2,060,300
2056-57	361,012,000	3,610,000	953,400	613,700	-	265,000	269,000	2,101,100
2057-58	368,232,000	3,682,000	972,420	625,940	-	270,000	275,000	2,143,400
2058-59	375,597,000	3,756,000	991,960	638,520	-	275,000	280,000	2,185,500
2059-60	383,109,000	3,831,000	1,011,770	651,270	-	281,000	286,000	2,230,000
2060-61	390,771,000	3,908,000	1,032,100	664,360	-	287,000	292,000	2,275,500
2061-62	398,586,000	3,986,000	1,052,700	677,620	-	292,000	297,000	2,319,300
2062-63	406,558,000	4,066,000	1,073,830	691,220	-	298,000	303,000	2,366,100
2063-64	414,689,000	4,147,000	1,095,220	704,990	-	304,000	309,000	2,413,200
2064-65	422,983,000	4,230,000	1,117,140	719,100	-	310,000	316,000	2,462,200
2065-66	431,442,000	4,314,000	1,139,330	733,380	-	316,000	322,000	2,510,700
2066-67	440,071,000	4,401,000	1,162,300	748,170	-	323,000	328,000	2,561,500
2067-68	448,873,000	4,489,000	1,185,540	763,130	-	329,000	335,000	2,612,700
2068-69	457,850,000	4,579,000	1,209,310	778,430	-	336,000	342,000	2,665,700
2069-70	467,007,000	4,670,000	1,233,350	793,900	-	342,000	349,000	2,718,300
2070-71	476,347,000	4,763,000	1,257,910	809,710	-	349,000	355,000	2,771,600
2071-72	485,874,000	4,859,000	1,283,260	826,030	-	356,000	363,000	2,828,300
2072-73	495,592,000	4,956,000	1,308,880	842,520	-	363,000	370,000	2,884,400
2073-74	505,504,000	5,055,000	1,335,030	859,350	-	371,000	377,000	2,942,400
<b>Total</b>		<b>\$ 154,714,000</b>	<b>\$ 40,157,960</b>	<b>\$ 25,849,520</b>	<b>\$ (8,549,700)</b>	<b>\$ 11,149,000</b>	<b>\$ 11,345,000</b>	<b>\$ 79,952,000</b>

[1] City share reflects approximately 26.4% of General Levy.

[2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 3**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2025-26	22,359,000	224,000	-	-	-	-	-	-
2026-27	22,806,000	228,000	-	-	-	-	-	-
2027-28	23,262,000	233,000	-	-	-	-	-	-
2028-29	240,232,000	2,402,000	634,370	408,340	(753,800)	176,000	179,000	643,900
2029-30	245,037,000	2,450,000	647,050	416,500	(766,600)	180,000	183,000	660,000
2030-31	249,938,000	2,499,000	659,990	424,830	(779,300)	183,000	187,000	675,500
2031-32	254,937,000	2,549,000	673,190	433,330	(788,100)	187,000	190,000	725,400
2032-33	260,035,000	2,600,000	686,660	442,000	(853,200)	191,000	194,000	660,500
2033-34	265,236,000	2,652,000	700,390	450,840	(876,300)	194,000	198,000	666,900
2034-35	270,541,000	2,705,000	714,390	459,850	(951,700)	198,000	202,000	622,500
2035-36	275,951,000	2,760,000	728,920	469,200	(973,700)	202,000	206,000	632,400
2036-37	281,471,000	2,815,000	743,440	478,550	(988,400)	206,000	210,000	649,600
2037-38	287,100,000	2,871,000	758,230	488,070	(964,900)	211,000	214,000	706,400
2038-39	292,842,000	2,928,000	773,280	497,760	(985,700)	215,000	219,000	719,300
2039-40	298,699,000	2,987,000	788,870	507,790	(1,007,300)	219,000	223,000	731,400
2040-41	304,673,000	3,047,000	804,710	517,990	-	223,000	227,000	1,772,700
2041-42	310,766,000	3,108,000	820,820	528,360	-	228,000	232,000	1,809,200
2042-43	316,982,000	3,170,000	837,200	538,900	-	232,000	237,000	1,845,100
2043-44	323,321,000	3,233,000	853,840	549,610	-	237,000	241,000	1,881,500
2044-45	329,788,000	3,298,000	871,000	560,660	-	242,000	246,000	1,919,700
2045-46	336,383,000	3,364,000	888,430	571,880	-	247,000	251,000	1,958,300
2046-47	343,111,000	3,431,000	906,130	583,270	-	252,000	256,000	1,997,400
2047-48	349,973,000	3,500,000	924,350	595,000	-	257,000	261,000	2,037,400
2048-49	356,973,000	3,570,000	942,840	606,900	-	262,000	266,000	2,077,700
2049-50	364,112,000	3,641,000	961,590	618,970	-	267,000	272,000	2,119,600
2050-51	371,394,000	3,714,000	980,870	631,380	-	272,000	277,000	2,161,300
2051-52	378,822,000	3,788,000	1,000,410	643,960	-	278,000	283,000	2,205,400
2052-53	386,399,000	3,864,000	1,020,480	656,880	-	283,000	288,000	2,248,400
2053-54	394,127,000	3,941,000	1,040,820	669,970	-	289,000	294,000	2,293,800
2054-55	402,009,000	4,020,000	1,061,680	683,400	-	295,000	300,000	2,340,100
2055-56	410,049,000	4,100,000	1,082,810	697,000	-	301,000	306,000	2,386,800
2056-57	418,250,000	4,183,000	1,104,730	711,110	-	307,000	312,000	2,434,800
2057-58	426,615,000	4,266,000	1,126,650	725,220	-	313,000	318,000	2,482,900
2058-59	435,148,000	4,351,000	1,149,100	739,670	-	319,000	325,000	2,532,800
2059-60	443,851,000	4,439,000	1,172,340	754,630	-	325,000	331,000	2,583,000
2060-61	452,728,000	4,527,000	1,195,580	769,590	-	332,000	338,000	2,635,200
2061-62	461,782,000	4,618,000	1,219,610	785,060	-	339,000	345,000	2,688,700
2062-63	471,018,000	4,710,000	1,243,910	800,700	-	345,000	352,000	2,741,600
2063-64	480,438,000	4,804,000	1,268,740	816,680	-	352,000	359,000	2,796,400
2064-65	490,047,000	4,900,000	1,294,090	833,000	-	359,000	366,000	2,852,100
2065-66	499,848,000	4,998,000	1,319,970	849,660	-	367,000	373,000	2,909,600
2066-67	509,845,000	5,098,000	1,346,380	866,660	-	374,000	380,000	2,967,000
2067-68	520,042,000	5,200,000	1,373,320	884,000	-	381,000	388,000	3,026,300
2068-69	530,443,000	5,304,000	1,400,790	901,680	-	389,000	396,000	3,087,500
2069-70	541,051,000	5,411,000	1,429,050	919,870	-	397,000	404,000	3,149,900
2070-71	551,873,000	5,519,000	1,457,570	938,230	-	405,000	412,000	3,212,800
2071-72	562,910,000	5,629,000	1,486,620	956,930	-	413,000	420,000	3,276,600
2072-73	574,168,000	5,742,000	1,516,460	976,140	-	421,000	428,000	3,341,600
<b>Total</b>		<b>\$ 173,391,000</b>	<b>\$ 45,611,670</b>	<b>\$ 29,360,020</b>	<b>\$ (10,659,000)</b>	<b>\$ 12,665,000</b>	<b>\$ 12,889,000</b>	<b>\$ 89,867,000</b>

[1] City share reflects approximately 26.4% of General Levy.

[2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 4**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2027-28	22,515,000	225,000	-	-	-	-	-	-
2028-29	22,966,000	230,000	-	-	-	-	-	-
2029-30	23,425,000	234,000	-	-	-	-	-	-
2030-31	276,885,000	2,769,000	731,290	470,730	(863,400)	203,000	207,000	748,600
2031-32	282,422,000	2,824,000	745,820	480,080	(839,900)	207,000	211,000	804,000
2032-33	288,071,000	2,881,000	760,870	489,770	(945,400)	211,000	215,000	731,200
2033-34	293,832,000	2,938,000	775,930	499,460	(970,800)	215,000	219,000	738,600
2034-35	299,709,000	2,997,000	791,510	509,490	(1,054,500)	220,000	224,000	690,500
2035-36	305,703,000	3,057,000	807,350	519,690	(1,078,500)	224,000	228,000	700,500
2036-37	311,817,000	3,118,000	823,460	530,060	(1,094,800)	229,000	233,000	720,700
2037-38	318,053,000	3,181,000	840,100	540,770	(1,069,100)	233,000	237,000	781,800
2038-39	324,414,000	3,244,000	856,740	551,480	(1,092,100)	238,000	242,000	796,100
2039-40	330,903,000	3,309,000	873,910	562,530	(1,115,900)	243,000	247,000	810,500
2040-41	337,521,000	3,375,000	891,340	573,750	-	247,000	252,000	1,964,100
2041-42	344,271,000	3,443,000	909,300	585,310	-	252,000	257,000	2,003,600
2042-43	351,157,000	3,512,000	927,520	597,040	-	257,000	262,000	2,043,600
2043-44	358,180,000	3,582,000	946,010	608,940	-	263,000	267,000	2,085,000
2044-45	365,343,000	3,653,000	964,760	621,010	-	268,000	273,000	2,126,800
2045-46	372,650,000	3,727,000	984,300	633,590	-	273,000	278,000	2,168,900
2046-47	380,103,000	3,801,000	1,003,840	646,170	-	279,000	284,000	2,213,000
2047-48	387,705,000	3,877,000	1,023,920	659,090	-	284,000	289,000	2,256,000
2048-49	395,459,000	3,955,000	1,044,520	672,350	-	290,000	295,000	2,301,900
2049-50	403,369,000	4,034,000	1,065,380	685,780	-	296,000	301,000	2,348,200
2050-51	411,436,000	4,114,000	1,086,510	699,380	-	302,000	307,000	2,394,900
2051-52	419,665,000	4,197,000	1,108,430	713,490	-	308,000	313,000	2,442,900
2052-53	428,058,000	4,281,000	1,130,610	727,770	-	314,000	319,000	2,491,400
2053-54	436,619,000	4,366,000	1,153,060	742,220	-	320,000	326,000	2,541,300
2054-55	445,352,000	4,454,000	1,176,300	757,180	-	327,000	332,000	2,592,500
2055-56	454,259,000	4,543,000	1,199,810	772,310	-	333,000	339,000	2,644,100
2056-57	463,344,000	4,633,000	1,223,580	787,610	-	340,000	346,000	2,697,200
2057-58	472,611,000	4,726,000	1,248,140	803,420	-	347,000	353,000	2,751,600
2058-59	482,063,000	4,821,000	1,273,230	819,570	-	353,000	360,000	2,805,800
2059-60	491,704,000	4,917,000	1,298,580	835,890	-	361,000	367,000	2,862,500
2060-61	501,538,000	5,015,000	1,324,460	852,550	-	368,000	374,000	2,919,000
2061-62	511,569,000	5,116,000	1,351,140	869,720	-	375,000	382,000	2,977,900
2062-63	521,800,000	5,218,000	1,378,070	887,060	-	383,000	389,000	3,037,100
2063-64	532,236,000	5,322,000	1,405,540	904,740	-	390,000	397,000	3,097,300
2064-65	542,881,000	5,429,000	1,433,800	922,930	-	398,000	405,000	3,159,700
2065-66	553,739,000	5,537,000	1,462,320	941,290	-	406,000	413,000	3,222,600
2066-67	564,813,000	5,648,000	1,491,640	960,160	-	414,000	422,000	3,287,800
2067-68	576,110,000	5,761,000	1,521,480	979,370	-	422,000	430,000	3,352,900
2068-69	587,632,000	5,876,000	1,551,850	998,920	-	431,000	439,000	3,420,800
2069-70	599,385,000	5,994,000	1,583,020	1,018,980	-	439,000	447,000	3,488,000
2070-71	611,372,000	6,114,000	1,614,710	1,039,380	-	448,000	456,000	3,558,100
2071-72	623,600,000	6,236,000	1,646,930	1,060,120	-	457,000	465,000	3,629,100
2072-73	636,072,000	6,361,000	1,679,940	1,081,370	-	466,000	475,000	3,702,300
2073-74	648,793,000	6,488,000	1,713,480	1,102,960	-	476,000	484,000	3,776,400
2074-75	661,769,000	6,618,000	1,747,810	1,125,060	-	485,000	494,000	3,851,900
<b>Total</b>		<b>\$ 199,751,000</b>	<b>\$ 52,572,310</b>	<b>\$ 33,840,540</b>	<b>\$ (10,124,400)</b>	<b>\$ 14,595,000</b>	<b>\$ 14,855,000</b>	<b>\$ 105,738,700</b>

[1] City share reflects approximately 26.4% of General Levy.

[2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 5**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2027-28	22,515,000	225,000	-	-	-	-	-	-
2028-29	22,966,000	230,000	-	-	-	-	-	-
2029-30	23,425,000	234,000	-	-	-	-	-	-
2030-31	531,554,000	5,316,000	1,403,960	903,720	(1,657,700)	390,000	397,000	1,437,000
2031-32	542,185,000	5,422,000	1,431,950	921,740	(1,612,600)	398,000	405,000	1,544,100
2032-33	553,029,000	5,530,000	1,460,470	940,100	(1,814,600)	406,000	413,000	1,405,000
2033-34	564,089,000	5,641,000	1,489,790	958,970	(1,863,900)	414,000	421,000	1,419,900
2034-35	575,371,000	5,754,000	1,519,630	978,180	(2,024,500)	422,000	429,000	1,324,300
2035-36	586,879,000	5,869,000	1,550,000	997,730	(2,070,500)	430,000	438,000	1,345,200
2036-37	598,616,000	5,986,000	1,580,900	1,017,620	(2,101,700)	439,000	447,000	1,382,800
2037-38	610,588,000	6,106,000	1,612,590	1,038,020	(2,052,100)	448,000	456,000	1,502,500
2038-39	622,800,000	6,228,000	1,644,810	1,058,760	(2,096,700)	457,000	465,000	1,528,900
2039-40	635,256,000	6,353,000	1,677,830	1,080,010	(2,142,400)	466,000	474,000	1,555,400
2040-41	647,961,000	6,480,000	1,711,370	1,101,600	-	475,000	484,000	3,772,000
2041-42	660,921,000	6,609,000	1,745,440	1,123,530	-	485,000	493,000	3,847,000
2042-43	674,139,000	6,741,000	1,780,300	1,145,970	-	494,000	503,000	3,923,300
2043-44	687,622,000	6,876,000	1,815,950	1,168,920	-	504,000	513,000	4,001,900
2044-45	701,374,000	7,014,000	1,852,400	1,192,380	-	514,000	523,000	4,081,800
2045-46	715,402,000	7,154,000	1,889,370	1,216,180	-	525,000	534,000	4,164,600
2046-47	729,710,000	7,297,000	1,927,140	1,240,490	-	535,000	545,000	4,247,600
2047-48	744,304,000	7,443,000	1,965,700	1,265,310	-	546,000	555,000	4,332,000
2048-49	759,190,000	7,592,000	2,005,050	1,290,640	-	557,000	567,000	4,419,700
2049-50	774,374,000	7,744,000	2,045,190	1,316,480	-	568,000	578,000	4,507,700
2050-51	789,861,000	7,899,000	2,086,130	1,342,830	-	579,000	589,000	4,597,000
2051-52	805,659,000	8,057,000	2,127,850	1,369,690	-	591,000	601,000	4,689,500
2052-53	821,772,000	8,218,000	2,170,370	1,397,060	-	603,000	613,000	4,783,400
2053-54	838,207,000	8,382,000	2,213,690	1,424,940	-	615,000	626,000	4,879,600
2054-55	854,971,000	8,550,000	2,258,060	1,453,500	-	627,000	638,000	4,976,600
2055-56	872,071,000	8,721,000	2,303,220	1,482,570	-	639,000	651,000	5,075,800
2056-57	889,512,000	8,895,000	2,349,170	1,512,150	-	652,000	664,000	5,177,300
2057-58	907,302,000	9,073,000	2,396,180	1,542,410	-	665,000	677,000	5,280,600
2058-59	925,448,000	9,254,000	2,443,980	1,573,180	-	679,000	691,000	5,387,200
2059-60	943,957,000	9,440,000	2,493,100	1,604,800	-	692,000	704,000	5,493,900
2060-61	962,837,000	9,628,000	2,542,750	1,636,760	-	706,000	719,000	5,604,500
2061-62	982,093,000	9,821,000	2,593,730	1,669,570	-	720,000	733,000	5,716,300
2062-63	1,001,735,000	10,017,000	2,645,490	1,702,890	-	735,000	748,000	5,831,400
2063-64	1,021,770,000	10,218,000	2,698,570	1,737,060	-	749,000	763,000	5,947,600
2064-65	1,042,205,000	10,422,000	2,752,450	1,771,740	-	764,000	778,000	6,066,200
2065-66	1,063,049,000	10,630,000	2,807,380	1,807,100	-	779,000	793,000	6,186,500
2066-67	1,084,310,000	10,843,000	2,863,640	1,843,310	-	795,000	809,000	6,311,000
2067-68	1,105,997,000	11,060,000	2,920,950	1,880,200	-	811,000	825,000	6,437,200
2068-69	1,128,116,000	11,281,000	2,979,310	1,917,770	-	827,000	842,000	6,566,100
2069-70	1,150,679,000	11,507,000	3,039,000	1,956,190	-	844,000	859,000	6,698,200
2070-71	1,173,692,000	11,737,000	3,099,740	1,995,290	-	861,000	876,000	6,832,000
2071-72	1,197,166,000	11,972,000	3,161,810	2,035,240	-	878,000	893,000	6,968,100
2072-73	1,221,110,000	12,211,000	3,224,930	2,075,870	-	895,000	911,000	7,106,800
2073-74	1,245,532,000	12,455,000	3,289,370	2,117,350	-	913,000	930,000	7,249,700
2074-75	1,270,442,000	12,704,000	3,355,130	2,159,680	-	932,000	948,000	7,394,800
<b>Total</b>		<b>\$ 382,839,000</b>	<b>\$ 100,925,840</b>	<b>\$ 64,965,500</b>	<b>\$ (19,436,700)</b>	<b>\$ 28,024,000</b>	<b>\$ 28,521,000</b>	<b>\$ 203,000,000</b>

[1] City share reflects approximately 26.4% of General Levy.

[2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 6**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2025-26	4,843,000	48,000	-	-	-	-	-	-
2026-27	4,939,000	49,000	-	-	-	-	-	-
2027-28	5,038,000	50,000	-	-	-	-	-	-
2028-29	141,380,000	1,414,000	-	-	-	-	-	-
2029-30	144,207,000	1,442,000	380,830	245,140	(451,200)	106,000	108,000	388,800
2030-31	147,091,000	1,471,000	388,490	250,070	(458,700)	108,000	110,000	397,900
2031-32	150,033,000	1,500,000	396,150	255,000	(446,100)	110,000	112,000	427,100
2032-33	153,034,000	1,530,000	404,070	260,100	(502,100)	112,000	114,000	388,100
2033-34	156,094,000	1,561,000	412,260	265,370	(515,800)	114,000	116,000	391,800
2034-35	159,216,000	1,592,000	420,450	270,640	(560,100)	117,000	119,000	367,000
2035-36	162,401,000	1,624,000	428,900	276,080	(572,900)	119,000	121,000	372,100
2036-37	165,649,000	1,656,000	437,350	281,520	(581,400)	121,000	124,000	382,500
2037-38	168,962,000	1,690,000	446,330	287,300	(568,000)	124,000	126,000	415,600
2038-39	172,341,000	1,723,000	455,040	292,910	(580,100)	126,000	129,000	422,900
2039-40	175,788,000	1,758,000	464,290	298,860	(592,900)	129,000	131,000	430,300
2040-41	179,303,000	1,793,000	473,530	304,810	-	131,000	134,000	1,043,300
2041-42	182,890,000	1,829,000	483,040	310,930	-	134,000	136,000	1,064,000
2042-43	186,547,000	1,865,000	492,550	317,050	-	137,000	139,000	1,085,600
2043-44	190,278,000	1,903,000	502,580	323,510	-	140,000	142,000	1,108,100
2044-45	194,084,000	1,941,000	512,620	329,970	-	142,000	145,000	1,129,600
2045-46	197,966,000	1,980,000	522,920	336,600	-	145,000	148,000	1,152,500
2046-47	201,925,000	2,019,000	533,220	343,230	-	148,000	151,000	1,175,500
2047-48	205,963,000	2,060,000	544,050	350,200	-	151,000	154,000	1,199,300
2048-49	210,083,000	2,101,000	554,870	357,170	-	154,000	157,000	1,223,000
2049-50	214,284,000	2,143,000	565,970	364,310	-	157,000	160,000	1,247,300
2050-51	218,570,000	2,186,000	577,320	371,620	-	160,000	163,000	1,271,900
2051-52	222,941,000	2,229,000	588,680	378,930	-	163,000	166,000	1,296,600
2052-53	227,400,000	2,274,000	600,560	386,580	-	167,000	170,000	1,324,100
2053-54	231,948,000	2,319,000	612,450	394,230	-	170,000	173,000	1,349,700
2054-55	236,587,000	2,366,000	624,860	402,220	-	173,000	177,000	1,377,100
2055-56	241,319,000	2,413,000	637,270	410,210	-	177,000	180,000	1,404,500
2056-57	246,145,000	2,461,000	649,950	418,370	-	180,000	184,000	1,432,300
2057-58	251,068,000	2,511,000	663,160	426,870	-	184,000	187,000	1,461,000
2058-59	256,090,000	2,561,000	676,360	435,370	-	188,000	191,000	1,490,700
2059-60	261,211,000	2,612,000	689,830	444,040	-	192,000	195,000	1,520,900
2060-61	266,436,000	2,664,000	703,560	452,880	-	195,000	199,000	1,550,400
2061-62	271,764,000	2,718,000	717,820	462,060	-	199,000	203,000	1,581,900
2062-63	277,200,000	2,772,000	732,090	471,240	-	203,000	207,000	1,613,300
2063-64	282,744,000	2,827,000	746,610	480,590	-	207,000	211,000	1,645,200
2064-65	288,398,000	2,884,000	761,660	490,280	-	211,000	215,000	1,677,900
2065-66	294,166,000	2,942,000	776,980	500,140	-	216,000	220,000	1,713,100
2066-67	300,050,000	3,001,000	792,560	510,170	-	220,000	224,000	1,746,700
2067-68	306,051,000	3,061,000	808,410	520,370	-	224,000	228,000	1,780,800
2068-69	312,172,000	3,122,000	824,520	530,740	-	229,000	233,000	1,817,300
2069-70	318,415,000	3,184,000	840,890	541,280	-	233,000	238,000	1,853,200
2070-71	324,783,000	3,248,000	857,800	552,160	-	238,000	242,000	1,890,000
2071-72	331,279,000	3,313,000	874,960	563,210	-	243,000	247,000	1,928,200
2072-73	337,905,000	3,379,000	892,390	574,430	-	248,000	252,000	1,966,800
2073-74	344,663,000	3,447,000	910,350	585,990	-	253,000	257,000	2,006,300
<b>Total</b>		<b>\$ 105,236,000</b>	<b>\$ 27,380,550</b>	<b>\$ 17,624,750</b>	<b>\$ (5,829,300)</b>	<b>\$ 7,598,000</b>	<b>\$ 7,738,000</b>	<b>\$ 54,512,200</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 7**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2033-34	1,614,000	16,000	-	-	-	-	-	-
2034-35	1,646,000	16,000	-	-	-	-	-	-
2035-36	1,679,000	17,000	-	-	-	-	-	-
2036-37	64,866,000	649,000	-	-	-	-	-	-
2037-38	66,164,000	662,000	174,830	112,540	(222,500)	49,000	49,000	162,900
2038-39	67,487,000	675,000	178,270	114,750	(227,200)	49,000	50,000	164,800
2039-40	68,837,000	688,000	181,700	116,960	(232,000)	50,000	51,000	167,700
2040-41	70,214,000	702,000	185,400	119,340	-	51,000	52,000	407,700
2041-42	71,618,000	716,000	189,100	121,720	-	53,000	53,000	416,800
2042-43	73,050,000	731,000	193,060	124,270	-	54,000	55,000	426,300
2043-44	74,511,000	745,000	196,750	126,650	-	55,000	56,000	434,400
2044-45	76,001,000	760,000	200,720	129,200	-	56,000	57,000	442,900
2045-46	77,521,000	775,000	204,680	131,750	-	57,000	58,000	451,400
2046-47	79,072,000	791,000	208,900	134,470	-	58,000	59,000	460,400
2047-48	80,653,000	807,000	213,130	137,190	-	59,000	60,000	469,300
2048-49	82,266,000	823,000	217,350	139,910	-	60,000	61,000	478,300
2049-50	83,912,000	839,000	221,580	142,630	-	62,000	63,000	489,200
2050-51	85,590,000	856,000	226,070	145,520	-	63,000	64,000	498,600
2051-52	87,302,000	873,000	230,560	148,410	-	64,000	65,000	508,000
2052-53	89,048,000	890,000	235,050	151,300	-	65,000	66,000	517,400
2053-54	90,829,000	908,000	239,800	154,360	-	67,000	68,000	529,200
2054-55	92,645,000	926,000	244,560	157,420	-	68,000	69,000	539,000
2055-56	94,498,000	945,000	249,570	160,650	-	69,000	71,000	550,200
2056-57	96,388,000	964,000	254,590	163,880	-	71,000	72,000	561,500
2057-58	98,316,000	983,000	259,610	167,110	-	72,000	73,000	571,700
2058-59	100,282,000	1,003,000	264,890	170,510	-	74,000	75,000	584,400
2059-60	102,288,000	1,023,000	270,170	173,910	-	75,000	76,000	595,100
2060-61	104,334,000	1,043,000	275,460	177,310	-	77,000	78,000	607,800
2061-62	106,420,000	1,064,000	281,000	180,880	-	78,000	79,000	618,900
2062-63	108,549,000	1,085,000	286,550	184,450	-	80,000	81,000	632,000
2063-64	110,720,000	1,107,000	292,360	188,190	-	81,000	83,000	644,600
2064-65	112,934,000	1,129,000	298,170	191,930	-	83,000	84,000	657,100
2065-66	115,193,000	1,152,000	304,240	195,840	-	84,000	86,000	670,100
2066-67	117,497,000	1,175,000	310,320	199,750	-	86,000	88,000	684,100
2067-68	119,847,000	1,198,000	316,390	203,660	-	88,000	89,000	697,100
2068-69	122,243,000	1,222,000	322,730	207,740	-	90,000	91,000	711,500
2069-70	124,688,000	1,247,000	329,330	211,990	-	91,000	93,000	725,300
2070-71	127,182,000	1,272,000	335,940	216,240	-	93,000	95,000	740,200
2071-72	129,726,000	1,297,000	342,540	220,490	-	95,000	97,000	755,000
2072-73	132,320,000	1,323,000	349,400	224,910	-	97,000	99,000	770,300
2073-74	134,967,000	1,350,000	356,540	229,500	-	99,000	101,000	786,000
2074-75	137,666,000	1,377,000	363,670	234,090	-	101,000	103,000	801,800
2075-76	140,419,000	1,404,000	370,800	238,680	-	103,000	105,000	817,500
2076-77	143,228,000	1,432,000	378,190	243,440	-	105,000	107,000	833,600
2076-77	146,092,000	1,461,000	385,850	248,370	-	107,000	109,000	850,200
2076-77	149,014,000	1,490,000	393,510	253,300	-	109,000	111,000	866,800
2076-77	151,994,000	1,520,000	401,430	258,400	-	111,000	113,000	883,800
2076-77	155,034,000	1,550,000	409,360	263,500	-	114,000	116,000	902,900
2076-77	158,135,000	1,581,000	417,540	268,770	-	116,000	118,000	920,300
<b>Total</b>		<b>\$ 48,262,000</b>	<b>\$ 12,561,660</b>	<b>\$ 8,085,880</b>	<b>\$ (681,700)</b>	<b>\$ 3,489,000</b>	<b>\$ 3,549,000</b>	<b>\$ 27,004,100</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.



**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 8**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2036-37	24,228,000	242,000	-	-	-	-	-	-
2037-38	24,713,000	247,000	65,230	41,990	(83,000)	18,000	18,000	60,200
2038-39	25,207,000	252,000	66,550	42,840	(84,800)	18,000	19,000	61,600
2039-40	25,711,000	257,000	67,870	43,690	(86,700)	19,000	19,000	62,900
2040-41	26,225,000	262,000	69,190	44,540	-	19,000	20,000	152,700
2041-42	26,750,000	268,000	70,780	45,560	-	20,000	20,000	156,300
2042-43	27,285,000	273,000	72,100	46,410	-	20,000	20,000	158,500
2043-44	27,831,000	278,000	73,420	47,260	-	20,000	21,000	161,700
2044-45	28,387,000	284,000	75,000	48,280	-	21,000	21,000	165,300
2045-46	28,955,000	290,000	76,590	49,300	-	21,000	22,000	168,900
2046-47	29,534,000	295,000	77,910	50,150	-	22,000	22,000	172,100
2047-48	30,125,000	301,000	79,490	51,170	-	22,000	22,000	174,700
2048-49	30,727,000	307,000	81,080	52,190	-	23,000	23,000	179,300
2049-50	31,342,000	313,000	82,660	53,210	-	23,000	23,000	181,900
2050-51	31,969,000	320,000	84,510	54,400	-	23,000	24,000	185,900
2051-52	32,608,000	326,000	86,100	55,420	-	24,000	24,000	189,500
2052-53	33,260,000	333,000	87,950	56,610	-	24,000	25,000	193,600
2053-54	33,925,000	339,000	89,530	57,630	-	25,000	25,000	197,200
2054-55	34,604,000	346,000	91,380	58,820	-	25,000	26,000	201,200
2055-56	35,296,000	353,000	93,230	60,010	-	26,000	26,000	205,200
2056-57	36,002,000	360,000	95,080	61,200	-	26,000	27,000	209,300
2057-58	36,722,000	367,000	96,920	62,390	-	27,000	27,000	213,300
2058-59	37,456,000	375,000	99,040	63,750	-	27,000	28,000	217,800
2059-60	38,205,000	382,000	100,890	64,940	-	28,000	29,000	222,800
2060-61	38,969,000	390,000	103,000	66,300	-	29,000	29,000	227,300
2061-62	39,749,000	397,000	104,850	67,490	-	29,000	30,000	231,300
2062-63	40,544,000	405,000	106,960	68,850	-	30,000	30,000	235,800
2063-64	41,355,000	414,000	109,340	70,380	-	30,000	31,000	240,700
2064-65	42,182,000	422,000	111,450	71,740	-	31,000	31,000	245,200
2065-66	43,025,000	430,000	113,560	73,100	-	32,000	32,000	250,700
2066-67	43,886,000	439,000	115,940	74,630	-	32,000	33,000	255,600
2067-68	44,764,000	448,000	118,320	76,160	-	33,000	33,000	260,500
2068-69	45,659,000	457,000	120,690	77,690	-	33,000	34,000	265,400
2069-70	46,572,000	466,000	123,070	79,220	-	34,000	35,000	271,300
2070-71	47,504,000	475,000	125,450	80,750	-	35,000	35,000	276,200
2071-72	48,454,000	485,000	128,090	82,450	-	36,000	36,000	282,500
2072-73	49,423,000	494,000	130,470	83,980	-	36,000	37,000	287,500
2073-74	50,411,000	504,000	133,110	85,680	-	37,000	38,000	293,800
2074-75	51,419,000	514,000	135,750	87,380	-	38,000	38,000	299,100
2075-76	52,448,000	524,000	138,390	89,080	-	38,000	39,000	304,500
2076-77	53,497,000	535,000	141,290	90,950	-	39,000	40,000	311,200
2077-78	54,567,000	546,000	144,200	92,820	-	40,000	41,000	318,000
2078-79	55,658,000	557,000	147,100	94,690	-	41,000	42,000	324,800
2079-80	56,771,000	568,000	150,010	96,560	-	42,000	42,000	330,600
2080-81	57,907,000	579,000	152,910	98,430	-	42,000	43,000	336,300
2081-82	59,065,000	591,000	156,080	100,470	-	43,000	44,000	343,600
<b>Total</b>		<b>\$ 18,010,000</b>	<b>\$ 4,692,530</b>	<b>\$ 3,020,560</b>	<b>\$ (254,500)</b>	<b>\$ 1,301,000</b>	<b>\$ 1,324,000</b>	<b>\$ 10,083,800</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 9**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2029-30	18,606,000	186,000	-	-	-	-	-	-
2030-31	18,978,000	190,000	-	-	-	-	-	-
2031-32	19,358,000	194,000	-	-	-	-	-	-
2032-33	383,077,000	3,831,000	-	-	-	-	-	-
2033-34	390,739,000	3,907,000	1,031,840	664,190	(1,290,900)	287,000	292,000	984,100
2034-35	398,553,000	3,986,000	1,052,700	677,620	(1,402,500)	292,000	297,000	916,800
2035-36	406,525,000	4,065,000	1,073,570	691,050	(1,434,100)	298,000	303,000	931,500
2036-37	414,655,000	4,147,000	1,095,220	704,990	(1,456,100)	304,000	309,000	957,100
2037-38	422,948,000	4,229,000	1,116,880	718,930	(1,421,300)	310,000	316,000	1,040,500
2038-39	431,407,000	4,314,000	1,139,330	733,380	(1,452,300)	316,000	322,000	1,058,400
2039-40	440,035,000	4,400,000	1,162,040	748,000	(1,483,800)	323,000	328,000	1,077,200
2040-41	448,836,000	4,488,000	1,185,280	762,960	-	329,000	335,000	2,612,200
2041-42	457,813,000	4,578,000	1,209,050	778,260	-	336,000	342,000	2,665,300
2042-43	466,969,000	4,670,000	1,233,350	793,900	-	342,000	348,000	2,717,300
2043-44	476,308,000	4,763,000	1,257,910	809,710	-	349,000	355,000	2,771,600
2044-45	485,834,000	4,858,000	1,283,000	825,860	-	356,000	363,000	2,827,900
2045-46	495,551,000	4,956,000	1,308,880	842,520	-	363,000	370,000	2,884,400
2046-47	505,462,000	5,055,000	1,335,030	859,350	-	371,000	377,000	2,942,400
2047-48	515,571,000	5,156,000	1,361,700	876,520	-	378,000	385,000	3,001,200
2048-49	525,883,000	5,259,000	1,388,900	894,030	-	386,000	392,000	3,060,900
2049-50	536,400,000	5,364,000	1,416,630	911,880	-	393,000	400,000	3,121,500
2050-51	547,129,000	5,471,000	1,444,890	930,070	-	401,000	408,000	3,184,000
2051-52	558,071,000	5,581,000	1,473,940	948,770	-	409,000	416,000	3,247,700
2052-53	569,232,000	5,692,000	1,503,260	967,640	-	417,000	425,000	3,312,900
2053-54	580,617,000	5,806,000	1,533,360	987,020	-	426,000	433,000	3,379,400
2054-55	592,229,000	5,922,000	1,564,000	1,006,740	-	434,000	442,000	3,446,700
2055-56	604,074,000	6,041,000	1,595,430	1,026,970	-	443,000	451,000	3,516,400
2056-57	616,156,000	6,162,000	1,627,380	1,047,540	-	452,000	460,000	3,586,900
2057-58	628,479,000	6,285,000	1,659,870	1,068,450	-	461,000	469,000	3,658,300
2058-59	641,048,000	6,410,000	1,692,880	1,089,700	-	470,000	478,000	3,730,600
2059-60	653,869,000	6,539,000	1,726,950	1,111,630	-	479,000	488,000	3,805,600
2060-61	666,947,000	6,669,000	1,761,280	1,133,730	-	489,000	498,000	3,882,000
2061-62	680,286,000	6,803,000	1,796,670	1,156,510	-	499,000	508,000	3,960,200
2062-63	693,891,000	6,939,000	1,832,590	1,179,630	-	509,000	518,000	4,039,200
2063-64	707,769,000	7,078,000	1,869,300	1,203,260	-	519,000	528,000	4,119,600
2064-65	721,924,000	7,219,000	1,906,540	1,227,230	-	529,000	539,000	4,201,800
2065-66	736,363,000	7,364,000	1,944,830	1,251,880	-	540,000	550,000	4,286,700
2066-67	751,090,000	7,511,000	1,983,660	1,276,870	-	551,000	561,000	4,372,500
2067-68	766,112,000	7,661,000	2,023,270	1,302,370	-	562,000	572,000	4,459,600
2068-69	781,434,000	7,814,000	2,063,680	1,328,380	-	573,000	583,000	4,548,100
2069-70	797,063,000	7,971,000	2,105,140	1,355,070	-	584,000	595,000	4,639,200
2070-71	813,004,000	8,130,000	2,147,130	1,382,100	-	596,000	607,000	4,732,200
2071-72	829,264,000	8,293,000	2,190,180	1,409,810	-	608,000	619,000	4,827,000
2072-73	845,850,000	8,459,000	2,234,020	1,438,030	-	620,000	631,000	4,923,100
2073-74	862,767,000	8,628,000	2,278,650	1,466,760	-	633,000	644,000	5,022,400
2074-75	880,022,000	8,800,000	2,324,080	1,496,000	-	645,000	657,000	5,122,100
2075-76	897,622,000	8,976,000	2,370,560	1,525,920	-	658,000	670,000	5,224,500
2076-77	915,575,000	9,156,000	2,418,100	1,556,520	-	671,000	683,000	5,328,600
2077-78	933,886,000	9,339,000	2,466,430	1,587,630	-	685,000	697,000	5,436,100
<b>Total</b>		<b>\$ 285,315,000</b>	<b>\$ 74,189,380</b>	<b>\$ 47,755,380</b>	<b>\$ (9,941,000)</b>	<b>\$ 20,596,000</b>	<b>\$ 20,964,000</b>	<b>\$ 153,563,700</b>

[1] City share reflects approximately 26.4% of General Levy.

[2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 10**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2029-30	17,746,000	177,000	-	-	-	-	-	-
2030-31	18,101,000	181,000	-	-	-	-	-	-
2031-32	18,463,000	185,000	-	-	-	-	-	-
2032-33	249,444,000	2,494,000	-	-	-	-	-	-
2033-34	254,433,000	2,544,000	671,870	432,480	(840,600)	187,000	190,000	640,800
2034-35	259,521,000	2,595,000	685,340	441,150	(913,000)	190,000	194,000	597,500
2035-36	264,712,000	2,647,000	699,070	449,990	(933,800)	194,000	198,000	607,300
2036-37	270,006,000	2,700,000	713,070	459,000	(948,000)	198,000	201,000	623,100
2037-38	275,406,000	2,754,000	727,330	468,180	(925,600)	202,000	206,000	677,900
2038-39	280,914,000	2,809,000	741,860	477,530	(945,700)	206,000	210,000	689,700
2039-40	286,533,000	2,865,000	756,650	487,050	(966,200)	210,000	214,000	701,500
2040-41	292,263,000	2,923,000	771,960	496,910	-	214,000	218,000	1,700,900
2041-42	298,108,000	2,981,000	787,280	506,770	-	219,000	222,000	1,735,100
2042-43	304,071,000	3,041,000	803,130	516,970	-	223,000	227,000	1,770,100
2043-44	310,152,000	3,102,000	819,240	527,340	-	227,000	231,000	1,804,600
2044-45	316,355,000	3,164,000	835,610	537,880	-	232,000	236,000	1,841,500
2045-46	322,682,000	3,227,000	852,250	548,590	-	237,000	241,000	1,878,800
2046-47	329,136,000	3,291,000	869,150	559,470	-	241,000	246,000	1,915,600
2047-48	335,719,000	3,357,000	886,580	570,690	-	246,000	251,000	1,954,300
2048-49	342,433,000	3,424,000	904,280	582,080	-	251,000	256,000	1,993,400
2049-50	349,282,000	3,493,000	922,500	593,810	-	256,000	261,000	2,033,300
2050-51	356,267,000	3,563,000	940,990	605,710	-	261,000	266,000	2,073,700
2051-52	363,393,000	3,634,000	959,740	617,780	-	266,000	271,000	2,114,500
2052-53	370,660,000	3,707,000	979,020	630,190	-	272,000	277,000	2,158,200
2053-54	378,074,000	3,781,000	998,560	642,770	-	277,000	282,000	2,200,300
2054-55	385,635,000	3,856,000	1,018,370	655,520	-	283,000	288,000	2,244,900
2055-56	393,348,000	3,933,000	1,038,310	668,610	-	288,000	294,000	2,289,300
2056-57	401,215,000	4,012,000	1,059,570	682,040	-	294,000	299,000	2,334,600
2057-58	409,239,000	4,092,000	1,080,700	695,640	-	300,000	305,000	2,381,300
2058-59	417,424,000	4,174,000	1,102,350	709,580	-	306,000	312,000	2,429,900
2059-60	425,772,000	4,258,000	1,124,540	723,860	-	312,000	318,000	2,478,400
2060-61	434,288,000	4,343,000	1,146,990	738,310	-	318,000	324,000	2,527,300
2061-62	442,973,000	4,430,000	1,169,960	753,100	-	325,000	331,000	2,579,100
2062-63	451,833,000	4,518,000	1,193,200	768,060	-	331,000	337,000	2,629,300
2063-64	460,870,000	4,609,000	1,217,240	783,530	-	338,000	344,000	2,682,800
2064-65	470,087,000	4,701,000	1,241,530	799,170	-	345,000	351,000	2,736,700
2065-66	479,489,000	4,795,000	1,266,360	815,150	-	352,000	358,000	2,791,500
2066-67	489,079,000	4,891,000	1,291,710	831,470	-	359,000	365,000	2,847,200
2067-68	498,860,000	4,989,000	1,317,590	848,130	-	366,000	372,000	2,903,700
2068-69	508,837,000	5,088,000	1,343,740	864,960	-	373,000	380,000	2,961,700
2069-70	519,014,000	5,190,000	1,370,680	882,300	-	381,000	387,000	3,021,000
2070-71	529,394,000	5,294,000	1,398,150	899,980	-	388,000	395,000	3,081,100
2071-72	539,982,000	5,400,000	1,426,140	918,000	-	396,000	403,000	3,143,100
2072-73	550,782,000	5,508,000	1,454,660	936,360	-	404,000	411,000	3,206,000
2073-74	561,798,000	5,618,000	1,483,710	955,060	-	412,000	419,000	3,269,800
2074-75	573,033,000	5,730,000	1,513,290	974,100	-	420,000	428,000	3,335,400
2075-76	584,494,000	5,845,000	1,543,660	993,650	-	429,000	436,000	3,402,300
2076-77	596,184,000	5,962,000	1,574,560	1,013,540	-	437,000	445,000	3,470,100
2077-78	608,108,000	6,081,000	1,605,990	1,033,770	-	446,000	454,000	3,539,800
<b>Total</b>		<b>\$ 185,956,000</b>	<b>\$ 48,308,880</b>	<b>\$ 31,096,230</b>	<b>\$ (6,472,900)</b>	<b>\$ 13,412,000</b>	<b>\$ 13,654,000</b>	<b>\$ 99,998,400</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 11**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2029-30	41,637,000	416,000	-	-	-	-	-	-
2030-31	42,470,000	425,000	112,240	72,250	(132,500)	-	-	52,000
2031-32	43,319,000	433,000	114,360	73,610	(128,800)	-	-	59,200
2032-33	658,927,000	6,589,000	1,740,150	1,120,130	(2,162,100)	483,000	492,000	1,673,200
2033-34	672,105,000	6,721,000	1,775,020	1,142,570	(2,220,700)	493,000	502,000	1,691,900
2034-35	685,547,000	6,855,000	1,810,410	1,165,350	(2,411,900)	503,000	512,000	1,578,900
2035-36	699,258,000	6,993,000	1,846,850	1,188,810	(2,467,000)	513,000	522,000	1,603,700
2036-37	713,243,000	7,132,000	1,883,560	1,212,440	(2,504,100)	523,000	532,000	1,646,900
2037-38	727,508,000	7,275,000	1,921,330	1,236,750	(2,445,000)	533,000	543,000	1,789,100
2038-39	742,058,000	7,421,000	1,959,890	1,261,570	(2,498,300)	544,000	554,000	1,821,200
2039-40	756,900,000	7,569,000	1,998,970	1,286,730	(2,552,500)	555,000	565,000	1,853,200
2040-41	772,038,000	7,720,000	2,038,850	1,312,400	-	566,000	576,000	4,493,300
2041-42	787,478,000	7,875,000	2,079,790	1,338,750	-	577,000	588,000	4,583,500
2042-43	803,228,000	8,032,000	2,121,250	1,365,440	-	589,000	599,000	4,674,700
2043-44	819,292,000	8,193,000	2,163,770	1,392,810	-	601,000	611,000	4,768,600
2044-45	835,678,000	8,357,000	2,207,080	1,420,690	-	613,000	624,000	4,864,800
2045-46	852,392,000	8,524,000	2,251,190	1,449,080	-	625,000	636,000	4,961,300
2046-47	869,440,000	8,694,000	2,296,090	1,477,980	-	638,000	649,000	5,061,100
2047-48	886,829,000	8,868,000	2,342,040	1,507,560	-	650,000	662,000	5,161,600
2048-49	904,565,000	9,046,000	2,389,050	1,537,820	-	663,000	675,000	5,264,900
2049-50	922,656,000	9,227,000	2,436,850	1,568,590	-	677,000	689,000	5,371,400
2050-51	941,110,000	9,411,000	2,485,450	1,599,870	-	690,000	702,000	5,477,300
2051-52	959,932,000	9,599,000	2,535,100	1,631,830	-	704,000	716,000	5,586,900
2052-53	979,130,000	9,791,000	2,585,800	1,664,470	-	718,000	731,000	5,699,300
2053-54	998,713,000	9,987,000	2,637,570	1,697,790	-	732,000	745,000	5,812,400
2054-55	1,018,687,000	10,187,000	2,690,390	1,731,790	-	747,000	760,000	5,929,200
2055-56	1,039,061,000	10,391,000	2,744,260	1,766,470	-	762,000	775,000	6,047,700
2056-57	1,059,842,000	10,598,000	2,798,930	1,801,660	-	777,000	791,000	6,168,600
2057-58	1,081,039,000	10,810,000	2,854,920	1,837,700	-	793,000	807,000	6,292,600
2058-59	1,102,660,000	11,027,000	2,912,230	1,874,590	-	809,000	823,000	6,418,800
2059-60	1,124,713,000	11,247,000	2,970,330	1,911,990	-	825,000	839,000	6,546,300
2060-61	1,147,207,000	11,472,000	3,029,760	1,950,240	-	841,000	856,000	6,677,000
2061-62	1,170,151,000	11,702,000	3,090,500	1,989,340	-	858,000	873,000	6,810,800
2062-63	1,193,554,000	11,936,000	3,152,300	2,029,120	-	875,000	891,000	6,947,400
2063-64	1,217,426,000	12,174,000	3,215,150	2,069,580	-	893,000	909,000	7,086,700
2064-65	1,241,774,000	12,418,000	3,279,590	2,111,060	-	911,000	927,000	7,228,700
2065-66	1,266,610,000	12,666,000	3,345,090	2,153,220	-	929,000	945,000	7,372,300
2066-67	1,291,942,000	12,919,000	3,411,910	2,196,230	-	947,000	964,000	7,519,100
2067-68	1,317,781,000	13,178,000	3,480,310	2,240,260	-	966,000	983,000	7,669,600
2068-69	1,344,136,000	13,441,000	3,549,770	2,284,970	-	986,000	1,003,000	7,823,700
2069-70	1,371,019,000	13,710,000	3,620,810	2,330,700	-	1,005,000	1,023,000	7,979,500
2070-71	1,398,439,000	13,984,000	3,693,170	2,377,280	-	1,025,000	1,044,000	8,139,500
2071-72	1,426,408,000	14,264,000	3,767,120	2,424,880	-	1,046,000	1,064,000	8,302,000
2072-73	1,454,936,000	14,549,000	3,842,390	2,473,330	-	1,067,000	1,086,000	8,468,700
2073-74	1,484,035,000	14,840,000	3,919,240	2,522,800	-	1,088,000	1,107,000	8,637,000
2074-75	1,513,716,000	15,137,000	3,997,680	2,573,290	-	1,110,000	1,130,000	8,811,000
<b>Total</b>	<b>\$ 443,803,000</b>	<b>\$ 4,438,000</b>	<b>\$ 1,170,951,510</b>	<b>\$ 753,757,990</b>	<b>\$ (19,522,900)</b>	<b>\$ 32,450,000</b>	<b>\$ 33,025,000</b>	<b>\$ 238,426,600</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 12**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2033-34	73,783,000	738,000	-	-	-	-	-	-
2034-35	75,258,000	753,000	198,870	128,010	-	-	-	326,900
2035-36	76,763,000	768,000	202,830	130,560	-	-	-	333,400
2036-37	963,073,000	9,631,000	2,543,550	1,637,270	-	706,000	719,000	5,605,800
2037-38	982,334,000	9,823,000	2,594,250	1,669,910	-	720,000	733,000	5,717,200
2038-39	1,001,981,000	10,020,000	2,646,280	1,703,400	-	735,000	748,000	5,832,700
2039-40	1,022,020,000	10,220,000	2,699,100	1,737,400	-	749,000	763,000	5,948,500
2040-41	1,042,461,000	10,425,000	2,753,240	1,772,250	-	764,000	778,000	6,067,500
2041-42	1,063,310,000	10,633,000	2,808,180	1,807,610	-	780,000	794,000	6,189,800
2042-43	1,084,576,000	10,846,000	2,864,430	1,843,820	-	795,000	809,000	6,312,300
2043-44	1,106,268,000	11,063,000	2,921,740	1,880,710	-	811,000	826,000	6,439,500
2044-45	1,128,393,000	11,284,000	2,980,100	1,918,280	-	827,000	842,000	6,567,400
2045-46	1,150,961,000	11,510,000	3,039,790	1,956,700	-	844,000	859,000	6,699,500
2046-47	1,173,980,000	11,740,000	3,100,530	1,995,800	-	861,000	876,000	6,833,300
2047-48	1,197,460,000	11,975,000	3,162,600	2,035,750	-	878,000	894,000	6,970,400
2048-49	1,221,409,000	12,214,000	3,225,720	2,076,380	-	896,000	911,000	7,109,100
2049-50	1,245,837,000	12,458,000	3,290,160	2,117,860	-	914,000	930,000	7,252,000
2050-51	1,270,754,000	12,708,000	3,356,180	2,160,360	-	932,000	948,000	7,396,500
2051-52	1,296,169,000	12,962,000	3,423,260	2,203,540	-	950,000	967,000	7,543,800
2052-53	1,322,092,000	13,221,000	3,491,670	2,247,570	-	969,000	987,000	7,695,200
2053-54	1,348,534,000	13,485,000	3,561,390	2,292,450	-	989,000	1,006,000	7,848,800
2054-55	1,375,505,000	13,755,000	3,632,700	2,338,350	-	1,009,000	1,026,000	8,006,100
2055-56	1,403,015,000	14,030,000	3,705,320	2,385,100	-	1,029,000	1,047,000	8,166,400
2056-57	1,431,075,000	14,311,000	3,779,540	2,432,870	-	1,049,000	1,068,000	8,329,400
2057-58	1,459,697,000	14,597,000	3,855,070	2,481,490	-	1,070,000	1,089,000	8,495,600
2058-59	1,488,891,000	14,889,000	3,932,180	2,531,130	-	1,092,000	1,111,000	8,666,300
2059-60	1,518,669,000	15,187,000	4,010,890	2,581,790	-	1,114,000	1,133,000	8,839,700
2060-61	1,549,042,000	15,490,000	4,090,910	2,633,300	-	1,136,000	1,156,000	9,016,200
2061-62	1,580,023,000	15,800,000	4,172,780	2,686,000	-	1,159,000	1,179,000	9,196,800
2062-63	1,611,623,000	16,116,000	4,256,240	2,739,720	-	1,182,000	1,203,000	9,381,000
2063-64	1,643,856,000	16,439,000	4,341,540	2,794,630	-	1,205,000	1,227,000	9,568,200
2064-65	1,676,733,000	16,767,000	4,428,160	2,850,390	-	1,229,000	1,251,000	9,758,600
2065-66	1,710,268,000	17,103,000	4,516,900	2,907,510	-	1,254,000	1,276,000	9,954,400
2066-67	1,744,473,000	17,445,000	4,607,220	2,965,650	-	1,279,000	1,302,000	10,153,900
2067-68	1,779,362,000	17,794,000	4,699,400	3,024,980	-	1,305,000	1,328,000	10,357,400
2068-69	1,814,950,000	18,150,000	4,793,420	3,085,500	-	1,331,000	1,354,000	10,563,900
2069-70	1,851,249,000	18,512,000	4,889,020	3,147,040	-	1,357,000	1,382,000	10,775,100
2070-71	1,888,274,000	18,883,000	4,987,000	3,210,110	-	1,385,000	1,409,000	10,991,100
2071-72	1,926,039,000	19,260,000	5,086,570	3,274,200	-	1,412,000	1,437,000	11,209,800
2072-73	1,964,560,000	19,646,000	5,188,510	3,339,820	-	1,441,000	1,466,000	11,435,300
2073-74	2,003,851,000	20,039,000	5,292,300	3,406,630	-	1,469,000	1,495,000	11,662,900
2074-75	2,043,928,000	20,439,000	5,397,940	3,474,630	-	1,499,000	1,525,000	11,896,600
2075-76	2,084,807,000	20,848,000	5,505,960	3,544,160	-	1,529,000	1,556,000	12,135,100
2076-77	2,126,503,000	21,265,000	5,616,090	3,615,050	-	1,559,000	1,587,000	12,377,100
2077-78	2,169,033,000	21,690,000	5,728,330	3,687,300	-	1,590,000	1,619,000	12,624,600
2078-79	2,212,413,000	22,124,000	5,842,950	3,761,080	-	1,622,000	1,651,000	12,877,000
<b>Total</b>		<b>\$ 649,056,000</b>	<b>\$ 171,220,810</b>	<b>\$ 110,214,060</b>	<b>\$ -</b>	<b>\$ 47,426,000</b>	<b>\$ 48,267,000</b>	<b>\$ 377,128,100</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 13**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2031-32	72,466,000	725,000	-	-	-	-	-	-
2032-33	73,916,000	739,000	195,170	125,630	(242,500)	-	-	78,300
2033-34	75,394,000	754,000	199,130	128,180	(249,100)	-	-	78,200
2034-35	680,260,000	6,803,000	1,796,670	1,156,510	(2,393,600)	499,000	508,000	1,566,600
2035-36	693,865,000	6,939,000	1,832,590	1,179,630	(2,448,000)	509,000	518,000	1,591,200
2036-37	707,743,000	7,077,000	1,869,040	1,203,090	(2,484,800)	519,000	528,000	1,634,300
2037-38	721,897,000	7,219,000	1,906,540	1,227,230	(2,426,200)	529,000	539,000	1,775,600
2038-39	736,335,000	7,365,000	1,944,570	1,251,710	(2,478,800)	540,000	550,000	1,807,500
2039-40	751,062,000	7,511,000	1,983,660	1,276,870	(2,533,000)	551,000	560,000	1,838,500
2040-41	766,083,000	7,661,000	2,023,270	1,302,370	-	562,000	572,000	4,459,600
2041-42	781,405,000	7,814,000	2,063,680	1,328,380	-	573,000	583,000	4,548,100
2042-43	797,033,000	7,970,000	2,104,880	1,354,900	-	584,000	595,000	4,638,800
2043-44	812,974,000	8,130,000	2,147,130	1,382,100	-	596,000	607,000	4,732,200
2044-45	829,233,000	8,292,000	2,189,920	1,409,640	-	608,000	619,000	4,826,600
2045-46	845,818,000	8,458,000	2,233,760	1,437,860	-	620,000	631,000	4,922,600
2046-47	862,734,000	8,627,000	2,278,390	1,466,590	-	633,000	644,000	5,022,000
2047-48	879,989,000	8,800,000	2,324,080	1,496,000	-	645,000	657,000	5,122,100
2048-49	897,589,000	8,976,000	2,370,560	1,525,920	-	658,000	670,000	5,224,500
2049-50	915,540,000	9,155,000	2,417,840	1,556,350	-	671,000	683,000	5,328,200
2050-51	933,851,000	9,339,000	2,466,430	1,587,630	-	685,000	697,000	5,436,100
2051-52	952,528,000	9,525,000	2,515,550	1,619,250	-	698,000	711,000	5,543,800
2052-53	971,579,000	9,716,000	2,566,000	1,651,720	-	712,000	725,000	5,654,700
2053-54	991,010,000	9,910,000	2,617,230	1,684,700	-	727,000	740,000	5,768,900
2054-55	1,010,831,000	10,108,000	2,669,520	1,718,360	-	741,000	754,000	5,882,900
2055-56	1,031,047,000	10,310,000	2,722,870	1,752,700	-	756,000	769,000	6,000,600
2056-57	1,051,668,000	10,517,000	2,777,540	1,787,890	-	771,000	785,000	6,121,400
2057-58	1,072,702,000	10,727,000	2,833,000	1,823,590	-	787,000	801,000	6,244,600
2058-59	1,094,156,000	10,942,000	2,889,780	1,860,140	-	802,000	817,000	6,368,900
2059-60	1,116,039,000	11,160,000	2,947,360	1,897,200	-	818,000	833,000	6,495,600
2060-61	1,138,360,000	11,384,000	3,006,510	1,935,280	-	835,000	850,000	6,626,800
2061-62	1,161,127,000	11,611,000	3,066,470	1,973,870	-	851,000	867,000	6,758,300
2062-63	1,184,349,000	11,843,000	3,127,740	2,013,310	-	868,000	884,000	6,893,100
2063-64	1,208,036,000	12,080,000	3,190,330	2,053,600	-	886,000	902,000	7,031,900
2064-65	1,232,197,000	12,322,000	3,254,240	2,094,740	-	904,000	920,000	7,173,000
2065-66	1,256,841,000	12,568,000	3,319,210	2,136,560	-	922,000	938,000	7,315,800
2066-67	1,281,978,000	12,820,000	3,385,760	2,179,400	-	940,000	957,000	7,462,200
2067-68	1,307,617,000	13,076,000	3,453,370	2,222,920	-	959,000	976,000	7,611,300
2068-69	1,333,770,000	13,338,000	3,522,570	2,267,460	-	978,000	995,000	7,763,000
2069-70	1,360,445,000	13,604,000	3,592,820	2,312,680	-	998,000	1,015,000	7,918,500
2070-71	1,387,654,000	13,877,000	3,664,920	2,359,090	-	1,017,000	1,036,000	8,077,000
2071-72	1,415,407,000	14,154,000	3,738,070	2,406,180	-	1,038,000	1,056,000	8,238,300
2072-73	1,443,715,000	14,437,000	3,812,810	2,454,290	-	1,059,000	1,077,000	8,403,100
2073-74	1,472,589,000	14,726,000	3,889,140	2,503,420	-	1,080,000	1,099,000	8,571,600
2074-75	1,502,041,000	15,020,000	3,966,780	2,553,400	-	1,101,000	1,121,000	8,742,200
2075-76	1,532,082,000	15,321,000	4,046,280	2,604,570	-	1,123,000	1,143,000	8,916,900
2076-77	1,562,724,000	15,627,000	4,127,090	2,656,590	-	1,146,000	1,166,000	9,095,700
<b>Total</b>		<b>\$ 459,075,000</b>	<b>\$ 121,050,270</b>	<b>\$ 77,919,500</b>	<b>\$ (15,256,000)</b>	<b>\$ 33,499,000</b>	<b>\$ 34,098,000</b>	<b>\$ 251,311,100</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 14**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2033-34	64,731,000	647,000	-	-	-	-	-	-
2034-35	66,026,000	660,000	174,310	112,200	(232,200)	-	-	54,300
2035-36	67,346,000	673,000	177,740	114,410	(237,400)	-	-	54,800
2036-37	538,923,000	5,389,000	1,423,230	916,130	(1,892,100)	395,000	402,000	1,244,300
2037-38	549,701,000	5,497,000	1,451,760	934,490	(1,847,400)	403,000	410,000	1,351,900
2038-39	560,695,000	5,607,000	1,480,810	953,190	(1,887,600)	411,000	418,000	1,375,400
2039-40	571,909,000	5,719,000	1,510,390	972,230	(1,928,600)	419,000	427,000	1,400,000
2040-41	583,348,000	5,833,000	1,540,500	991,610	-	428,000	435,000	3,395,100
2041-42	595,014,000	5,950,000	1,571,400	1,011,500	-	436,000	444,000	3,462,900
2042-43	606,915,000	6,069,000	1,602,820	1,031,730	-	445,000	453,000	3,532,600
2043-44	619,053,000	6,191,000	1,635,040	1,052,470	-	454,000	462,000	3,603,500
2044-45	631,434,000	6,314,000	1,667,530	1,073,380	-	463,000	471,000	3,674,900
2045-46	644,063,000	6,441,000	1,701,070	1,094,970	-	472,000	481,000	3,749,000
2046-47	656,944,000	6,569,000	1,734,870	1,116,730	-	482,000	490,000	3,823,600
2047-48	670,083,000	6,701,000	1,769,730	1,139,170	-	491,000	500,000	3,899,900
2048-49	683,485,000	6,835,000	1,805,120	1,161,950	-	501,000	510,000	3,978,100
2049-50	697,154,000	6,972,000	1,841,310	1,185,240	-	511,000	520,000	4,057,600
2050-51	711,097,000	7,111,000	1,878,020	1,208,870	-	521,000	531,000	4,138,900
2051-52	725,319,000	7,253,000	1,915,520	1,233,010	-	532,000	541,000	4,221,500
2052-53	739,826,000	7,398,000	1,953,810	1,257,660	-	542,000	552,000	4,305,500
2053-54	754,622,000	7,546,000	1,992,900	1,282,820	-	553,000	563,000	4,391,700
2054-55	769,715,000	7,697,000	2,032,780	1,308,490	-	564,000	574,000	4,479,300
2055-56	785,109,000	7,851,000	2,073,450	1,334,670	-	576,000	586,000	4,570,100
2056-57	800,811,000	8,008,000	2,114,910	1,361,360	-	587,000	598,000	4,661,300
2057-58	816,827,000	8,168,000	2,157,170	1,388,560	-	599,000	610,000	4,754,700
2058-59	833,164,000	8,332,000	2,200,480	1,416,440	-	611,000	622,000	4,849,900
2059-60	849,827,000	8,498,000	2,244,320	1,444,660	-	623,000	634,000	4,946,000
2060-61	866,824,000	8,668,000	2,289,220	1,473,560	-	636,000	647,000	5,045,800
2061-62	884,160,000	8,842,000	2,335,170	1,503,140	-	648,000	660,000	5,146,300
2062-63	901,843,000	9,018,000	2,381,650	1,533,060	-	661,000	673,000	5,248,700
2063-64	919,880,000	9,199,000	2,429,460	1,563,830	-	674,000	686,000	5,353,300
2064-65	938,278,000	9,383,000	2,478,050	1,595,110	-	688,000	700,000	5,461,200
2065-66	957,043,000	9,570,000	2,527,440	1,626,900	-	702,000	714,000	5,570,300
2066-67	976,184,000	9,762,000	2,578,140	1,659,540	-	716,000	728,000	5,681,700
2067-68	995,708,000	9,957,000	2,629,640	1,692,690	-	730,000	743,000	5,795,300
2068-69	1,015,622,000	10,156,000	2,682,200	1,726,520	-	745,000	758,000	5,911,700
2069-70	1,035,935,000	10,359,000	2,735,810	1,761,030	-	760,000	773,000	6,029,800
2070-71	1,056,653,000	10,567,000	2,790,740	1,796,390	-	775,000	789,000	6,151,100
2071-72	1,077,786,000	10,778,000	2,846,470	1,832,260	-	790,000	804,000	6,272,700
2072-73	1,099,342,000	10,993,000	2,903,250	1,868,810	-	806,000	820,000	6,398,100
2073-74	1,121,329,000	11,213,000	2,961,350	1,906,210	-	822,000	837,000	6,526,600
2074-75	1,143,756,000	11,438,000	3,020,780	1,944,460	-	839,000	854,000	6,658,200
2075-76	1,166,631,000	11,666,000	3,080,990	1,983,220	-	855,000	871,000	6,790,200
2076-77	1,189,963,000	11,900,000	3,142,790	2,023,000	-	873,000	888,000	6,926,800
2077-78	1,213,763,000	12,138,000	3,205,650	2,063,460	-	890,000	906,000	7,065,100
2078-79	1,238,038,000	12,380,000	3,269,560	2,104,600	-	908,000	924,000	7,206,200
<b>Total</b>		<b>\$ 363,916,000</b>	<b>\$ 95,939,350</b>	<b>\$ 61,755,730</b>	<b>\$ (8,025,300)</b>	<b>\$ 26,537,000</b>	<b>\$ 27,009,000</b>	<b>\$ 203,215,900</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 15**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2031-32	81,576,000	816,000	-	-	-	-	-	-
2032-33	83,208,000	832,000	219,730	141,440	(273,000)	-	-	88,200
2033-34	84,872,000	849,000	224,220	144,330	(280,500)	-	-	88,100
2034-35	756,367,000	7,564,000	1,997,650	1,285,880	(2,661,400)	555,000	564,000	1,741,100
2035-36	771,495,000	7,715,000	2,037,530	1,311,550	(2,721,700)	566,000	576,000	1,769,400
2036-37	786,925,000	7,869,000	2,078,200	1,337,730	(2,762,900)	577,000	587,000	1,817,000
2037-38	802,663,000	8,027,000	2,119,930	1,364,590	(2,697,700)	589,000	599,000	1,974,800
2038-39	818,716,000	8,187,000	2,162,190	1,391,790	(2,756,200)	600,000	611,000	2,008,800
2039-40	835,091,000	8,351,000	2,205,500	1,419,670	(2,816,200)	612,000	623,000	2,044,000
2040-41	851,793,000	8,518,000	2,249,600	1,448,060	-	625,000	636,000	4,958,700
2041-42	868,828,000	8,688,000	2,294,500	1,476,960	-	637,000	648,000	5,056,500
2042-43	886,205,000	8,862,000	2,340,450	1,506,540	-	650,000	661,000	5,158,000
2043-44	903,929,000	9,039,000	2,387,200	1,536,630	-	663,000	675,000	5,261,800
2044-45	922,008,000	9,220,000	2,435,000	1,567,400	-	676,000	688,000	5,366,400
2045-46	940,448,000	9,404,000	2,483,600	1,598,680	-	690,000	702,000	5,474,300
2046-47	959,257,000	9,593,000	2,533,510	1,630,810	-	703,000	716,000	5,583,300
2047-48	978,442,000	9,784,000	2,583,950	1,663,280	-	717,000	730,000	5,694,200
2048-49	998,011,000	9,980,000	2,635,720	1,696,600	-	732,000	745,000	5,809,300
2049-50	1,017,971,000	10,180,000	2,688,540	1,730,600	-	746,000	760,000	5,925,100
2050-51	1,038,330,000	10,383,000	2,742,150	1,765,110	-	761,000	775,000	6,043,300
2051-52	1,059,097,000	10,591,000	2,797,080	1,800,470	-	777,000	790,000	6,164,600
2052-53	1,080,279,000	10,803,000	2,853,070	1,836,510	-	792,000	806,000	6,287,600
2053-54	1,101,884,000	11,019,000	2,910,120	1,873,230	-	808,000	822,000	6,413,400
2054-55	1,123,922,000	11,239,000	2,968,220	1,910,630	-	824,000	839,000	6,541,900
2055-56	1,146,401,000	11,464,000	3,027,640	1,948,880	-	841,000	856,000	6,673,500
2056-57	1,169,329,000	11,693,000	3,088,120	1,987,810	-	857,000	873,000	6,805,900
2057-58	1,192,715,000	11,927,000	3,149,920	2,027,590	-	875,000	890,000	6,942,500
2058-59	1,216,569,000	12,166,000	3,213,040	2,068,220	-	892,000	908,000	7,081,300
2059-60	1,240,901,000	12,409,000	3,277,220	2,109,530	-	910,000	926,000	7,222,800
2060-61	1,265,719,000	12,657,000	3,342,710	2,151,690	-	928,000	945,000	7,367,400
2061-62	1,291,033,000	12,910,000	3,409,530	2,194,700	-	947,000	963,000	7,514,200
2062-63	1,316,854,000	13,169,000	3,477,930	2,238,730	-	966,000	983,000	7,665,700
2063-64	1,343,191,000	13,432,000	3,547,390	2,283,440	-	985,000	1,002,000	7,817,800
2064-65	1,370,055,000	13,701,000	3,618,430	2,329,170	-	1,005,000	1,022,000	7,974,600
2065-66	1,397,456,000	13,975,000	3,690,800	2,375,750	-	1,025,000	1,043,000	8,134,600
2066-67	1,425,405,000	14,254,000	3,764,480	2,423,180	-	1,045,000	1,064,000	8,296,700
2067-68	1,453,913,000	14,539,000	3,839,750	2,471,630	-	1,066,000	1,085,000	8,462,400
2068-69	1,482,991,000	14,830,000	3,916,600	2,521,100	-	1,087,000	1,107,000	8,631,700
2069-70	1,512,651,000	15,127,000	3,995,040	2,571,590	-	1,109,000	1,129,000	8,804,600
2070-71	1,542,904,000	15,429,000	4,074,800	2,622,930	-	1,131,000	1,151,000	8,979,700
2071-72	1,573,762,000	15,738,000	4,156,410	2,675,460	-	1,154,000	1,174,000	9,159,900
2072-73	1,605,238,000	16,052,000	4,239,330	2,728,840	-	1,177,000	1,198,000	9,343,200
2073-74	1,637,342,000	16,373,000	4,324,110	2,783,410	-	1,201,000	1,222,000	9,530,500
2074-75	1,670,089,000	16,701,000	4,410,730	2,839,170	-	1,225,000	1,246,000	9,720,900
2075-76	1,703,491,000	17,035,000	4,498,940	2,895,950	-	1,249,000	1,271,000	9,914,900
2076-77	1,737,561,000	17,376,000	4,589,000	2,953,920	-	1,274,000	1,297,000	10,113,900
<b>Total</b>		<b>\$ 510,470,000</b>	<b>\$ 134,599,580</b>	<b>\$ 86,641,180</b>	<b>\$ (16,969,600)</b>	<b>\$ 37,249,000</b>	<b>\$ 37,908,000</b>	<b>\$ 279,428,500</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.



**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 16**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2028-29	2,265,500	22,700	-	-	-	-	-	-
2029-30	2,310,800	23,100	6,100	3,930	(7,200)	1,700	1,700	6,200
2030-31	2,357,000	23,600	6,230	4,010	(7,400)	1,700	1,800	6,300
2031-32	2,404,100	24,000	6,340	4,080	(7,100)	1,800	1,800	6,900
2032-33	2,452,200	24,500	6,470	4,170	(8,000)	1,800	1,800	6,200
2033-34	2,501,300	25,000	6,600	4,250	(8,300)	1,800	1,900	6,300
2034-35	2,551,300	25,500	6,730	4,340	(9,000)	1,900	1,900	5,900
2035-36	2,602,300	26,000	6,870	4,420	(9,200)	1,900	1,900	5,900
2036-37	2,654,400	26,500	7,000	4,510	(9,300)	1,900	2,000	6,100
2037-38	2,707,400	27,100	7,160	4,610	(9,100)	2,000	2,000	6,700
2038-39	2,761,600	27,600	7,290	4,690	(9,300)	2,000	2,100	6,800
2039-40	2,816,800	28,200	7,450	4,790	(9,500)	2,100	2,100	6,900
2040-41	2,873,200	28,700	7,580	4,880	-	2,100	2,100	16,700
2041-42	2,930,600	29,300	7,740	4,980	-	2,100	2,200	17,000
2042-43	2,989,200	29,900	7,900	5,080	-	2,200	2,200	17,400
2043-44	3,049,000	30,500	8,060	5,190	-	2,200	2,300	17,800
2044-45	3,110,000	31,100	8,210	5,290	-	2,300	2,300	18,100
2045-46	3,172,200	31,700	8,370	5,390	-	2,300	2,400	18,500
2046-47	3,235,600	32,400	8,560	5,510	-	2,400	2,400	18,900
2047-48	3,300,400	33,000	8,720	5,610	-	2,400	2,500	19,200
2048-49	3,366,400	33,700	8,900	5,730	-	2,500	2,500	19,600
2049-50	3,433,700	34,300	9,060	5,830	-	2,500	2,600	20,000
2050-51	3,502,400	35,000	9,240	5,950	-	2,600	2,600	20,400
2051-52	3,572,400	35,700	9,430	6,070	-	2,600	2,700	20,800
2052-53	3,643,900	36,400	9,610	6,190	-	2,700	2,700	21,200
2053-54	3,716,700	37,200	9,820	6,320	-	2,700	2,800	21,600
2054-55	3,791,100	37,900	10,010	6,440	-	2,800	2,800	22,100
2055-56	3,866,900	38,700	10,220	6,580	-	2,800	2,900	22,500
2056-57	3,944,200	39,400	10,410	6,700	-	2,900	2,900	22,900
2057-58	4,023,100	40,200	10,620	6,830	-	2,900	3,000	23,400
2058-59	4,103,600	41,000	10,830	6,970	-	3,000	3,100	23,900
2059-60	4,185,600	41,900	11,070	7,120	-	3,100	3,100	24,400
2060-61	4,269,400	42,700	11,280	7,260	-	3,100	3,200	24,800
2061-62	4,354,800	43,500	11,490	7,400	-	3,200	3,200	25,300
2062-63	4,441,800	44,400	11,730	7,550	-	3,300	3,300	25,900
2063-64	4,530,700	45,300	11,960	7,700	-	3,300	3,400	26,400
2064-65	4,621,300	46,200	12,200	7,850	-	3,400	3,400	26,900
2065-66	4,713,700	47,100	12,440	8,010	-	3,500	3,500	27,500
2066-67	4,808,000	48,100	12,700	8,180	-	3,500	3,600	28,000
2067-68	4,904,200	49,000	12,940	8,330	-	3,600	3,700	28,600
2068-69	5,002,200	50,000	13,210	8,500	-	3,700	3,700	29,100
2069-70	5,102,300	51,000	13,470	8,670	-	3,700	3,800	29,600
2070-71	5,204,300	52,000	13,730	8,840	-	3,800	3,900	30,300
2071-72	5,308,400	53,100	14,020	9,030	-	3,900	4,000	31,000
2072-73	5,414,600	54,100	14,290	9,200	-	4,000	4,000	31,500
2073-74	5,522,900	55,200	14,580	9,380	-	4,000	4,100	32,100
<b>Total</b>		<b>\$ 1,683,500</b>	<b>\$ 438,640</b>	<b>\$ 282,360</b>	<b>\$ (93,400)</b>	<b>\$ 121,700</b>	<b>\$ 123,900</b>	<b>\$ 873,600</b>

[1] City share reflects approximately 26.4% of General Levy.

[2] County share reflects approximately 17.0% of General Levy.

**Table 4. EIFD Fiscal Year Revenue Projections by Project Area**

**EIFD Fiscal Year Revenue Projections, Project Area 17**

Fiscal Year	Incremental Assessed Value	Property Tax Increment at 1% General Levy	City Share of Total Tax Increment [1]	County Share of Total Tax Increment [2]	Less Allocation to RDA Obligations	City VLF	County VLF	Total Taxes Allocated to EIFD
2031-32	17,595,000	176,000	-	-	-	-	-	-
2032-33	17,947,000	179,000	-	-	-	-	-	-
2033-34	18,306,000	183,000	-	-	-	-	-	-
2034-35	275,533,000	2,755,000	-	-	-	-	-	-
2035-36	281,044,000	2,810,000	742,120	477,700	(991,300)	206,000	210,000	644,500
2036-37	286,665,000	2,867,000	757,170	487,390	(1,006,600)	210,000	214,000	662,000
2037-38	292,398,000	2,924,000	772,230	497,080	(982,700)	214,000	218,000	718,600
2038-39	298,246,000	2,982,000	787,550	506,940	(1,003,900)	219,000	223,000	732,600
2039-40	304,211,000	3,042,000	803,390	517,140	(1,025,900)	223,000	227,000	744,600
2040-41	310,295,000	3,103,000	819,500	527,510	-	228,000	232,000	1,807,000
2041-42	316,501,000	3,165,000	835,880	538,050	-	232,000	236,000	1,841,900
2042-43	322,831,000	3,228,000	852,510	548,760	-	237,000	241,000	1,879,300
2043-44	329,288,000	3,293,000	869,680	559,810	-	241,000	246,000	1,916,500
2044-45	335,874,000	3,359,000	887,110	571,030	-	246,000	251,000	1,955,100
2045-46	342,591,000	3,426,000	904,810	582,420	-	251,000	256,000	1,994,200
2046-47	349,443,000	3,494,000	922,770	593,980	-	256,000	261,000	2,033,800
2047-48	356,432,000	3,564,000	941,250	605,880	-	261,000	266,000	2,074,100
2048-49	363,560,000	3,636,000	960,270	618,120	-	267,000	271,000	2,116,400
2049-50	370,832,000	3,708,000	979,280	630,360	-	272,000	277,000	2,158,600
2050-51	378,248,000	3,782,000	998,830	642,940	-	277,000	282,000	2,200,800
2051-52	385,813,000	3,858,000	1,018,900	655,860	-	283,000	288,000	2,245,800
2052-53	393,529,000	3,935,000	1,039,230	668,950	-	289,000	294,000	2,291,200
2053-54	401,400,000	4,014,000	1,060,100	682,380	-	294,000	300,000	2,336,500
2054-55	409,428,000	4,094,000	1,081,230	695,980	-	300,000	306,000	2,383,200
2055-56	417,617,000	4,176,000	1,102,880	709,920	-	306,000	312,000	2,430,800
2056-57	425,969,000	4,260,000	1,125,070	724,200	-	312,000	318,000	2,479,300
2057-58	434,488,000	4,345,000	1,147,510	738,650	-	319,000	324,000	2,529,200
2058-59	443,178,000	4,432,000	1,170,490	753,440	-	325,000	331,000	2,579,900
2059-60	452,042,000	4,520,000	1,193,730	768,400	-	331,000	337,000	2,630,100
2060-61	461,082,000	4,611,000	1,217,770	783,870	-	338,000	344,000	2,683,600
2061-62	470,304,000	4,703,000	1,242,060	799,510	-	345,000	351,000	2,737,600
2062-63	479,710,000	4,797,000	1,266,890	815,490	-	352,000	358,000	2,792,400
2063-64	489,304,000	4,893,000	1,292,240	831,810	-	359,000	365,000	2,848,100
2064-65	499,090,000	4,991,000	1,318,120	848,470	-	366,000	372,000	2,904,600
2065-66	509,072,000	5,091,000	1,344,530	865,470	-	373,000	380,000	2,963,000
2066-67	519,254,000	5,193,000	1,371,470	882,810	-	381,000	388,000	3,023,300
2067-68	529,639,000	5,296,000	1,398,670	900,320	-	388,000	395,000	3,082,000
2068-69	540,232,000	5,402,000	1,426,670	918,340	-	396,000	403,000	3,144,000
2069-70	551,036,000	5,510,000	1,455,190	936,700	-	404,000	411,000	3,206,900
2070-71	562,057,000	5,621,000	1,484,510	955,570	-	412,000	419,000	3,271,100
2071-72	573,298,000	5,733,000	1,514,090	974,610	-	420,000	428,000	3,336,700
2072-73	584,764,000	5,848,000	1,544,460	994,160	-	429,000	436,000	3,403,600
2073-74	596,459,000	5,965,000	1,575,360	1,014,050	-	437,000	445,000	3,471,400
2074-75	608,389,000	6,084,000	1,606,780	1,034,280	-	446,000	454,000	3,541,100
2075-76	620,556,000	6,206,000	1,639,000	1,055,020	-	455,000	463,000	3,612,000
2076-77	632,967,000	6,330,000	1,671,750	1,076,100	-	464,000	472,000	3,683,900
2077-78	645,627,000	6,456,000	1,705,030	1,097,520	-	473,000	482,000	3,757,600
2078-79	658,539,000	6,585,000	1,739,100	1,119,450	-	483,000	491,000	3,832,600
2079-80	671,710,000	6,717,000	1,773,960	1,141,890	-	493,000	501,000	3,909,900
<b>Total</b>		<b>\$ 205,342,000</b>	<b>\$ 53,361,140</b>	<b>\$ 34,348,330</b>	<b>\$ (5,010,400)</b>	<b>\$ 14,813,000</b>	<b>\$ 15,079,000</b>	<b>\$ 112,591,400</b>

[1] City share reflects approximately 26.4% of General Levy.  
 [2] County share reflects approximately 17.0% of General Levy.

### D.3. Plan for Financing Public Facilities

Multiple capital sources will be needed to pay for the improvements to be financed by the EIFD. The currently contemplated capital sources related to On-Site Public Infrastructure Costs, Parks and Open Space Improvements, and Eligible On-Site Affordable Housing Costs include:

- Developer Capital (as defined in Exhibit C) to be advanced by the Waterfront Ballpark District Project Developer
- Proceeds from Bonds (as defined and described below) that would be issued by the EIFD
- Project Tax Increment utilized on a pay-go basis
- Other capital sources, including commercial construction loans, grants, and loans from governmental agencies, among others.

The City expects to identify capital sources in addition to the Set Aside to pay for Off-Site Affordable Housing Costs when Off-Site Affordable Housing projects are undertaken, including federal tax credits, qualified private activity bonds, local voter-approved general obligation bonds, affordable housing and jobs/housing impact fees, and other local, state and federal affordable housing resources.

The currently contemplated capital sources related to Off-Site Public Infrastructure Costs include:

- Federal, state, regional and other infrastructure funds
- To the extent other capital sources are not sufficient, Developer Capital to be advanced by the Waterfront Ballpark District Project Developer
- To the extent other capital sources are not sufficient, proceeds of limited obligation lease revenue bonds that are payable from certain fees and taxes received by the City and generated by the Waterfront Ballpark District Project

The Off-Site Affordable Housing Costs, On-Site Public Infrastructure, Parks and Open Space Improvements, Eligible On-Site Affordable Housing Costs and Off-Site Public Infrastructure will be financed with Project Tax Increment as described in this IFP, including bonds and other debt (as defined in the EIFD Law) secured by and payable from the Project Tax Increment (herein, "Bonds").

The PFA intends to issue Bonds as provided in the EIFD Law, and such Bonds may be taxable or tax-exempt, and may be current-interest bonds, capital appreciation bonds, fixed-rate bonds, or variable-rate bonds.

In issuing Bonds, the EIFD shall comply with the provisions of the Acquisition and Financing Agreement, including consulting with the Treasury Bureau of the City's Finance Department as to the timing, parameters, and terms of any Bonds. The City has informed the PFA and the Waterfront Ballpark District Project Developer that the Treasury Bureau of the City's Finance Department will provide those services to the EIFD for the term of the EIFD.

Approximately \$1.0 billion of Bond proceeds is estimated to be available to finance Off-Site Affordable Housing Costs, On-Site Public Infrastructure, Parks and Open Space Improvements, Eligible On-Site Affordable Housing Costs and Off-Site Public Infrastructure over the EIFD lifetime through multiple issuances.

**Commented [CL3]:** To be confirmed with County in MOU.

**Commented [CL4]:** Subject to review by City's municipal advisor.

#### **D.4. Limit on Total Dollars Allocated to the EIFD**

After providing an allowance for variations in future inflation, it has been determined that the total nominal dollar amount of Project Tax Increment to be allocated to the EIFD from (i) Project Areas 1-15 over the life of the EIFD shall not exceed \$2.7 billion (ii) Project Area 16 over its life shall not exceed \$0.9 million and (iii) Project Area 17 over its life shall not exceed \$138.2 million. The EIFD cash flow projection assuming these factors is set forth in Exhibit D.

The City [and the County] intend for Project Tax Increment in excess of the authorized uses described in this IFP to be returned to them based on their respective allocations to the EIFD. The EIFD would begin returning excess Project Tax Increment to the City and the County beginning in the fiscal year after the eligible infrastructure and affordable housing projects described in this IFP have been fully funded (including any financing provided by the EIFD) and the Waterfront Ballpark District Project Developer has been reimbursed in full for any costs incurred in constructing authorized facilities. Excess tax increment shall consist of any Project Tax Increment that is not required for the purposes set forth in this IFP, including (i) debt service on Bonds and other Bond-related obligations (such as replenishment of debt service reserve funds), (ii) Pay Go payments and (iii) EIFD Administrative Expenses. The EIFD shall provide the City [and the County] an annual accounting of the status of the financing of the approved infrastructure and affordable housing projects and notify the City [and the County] when the projects have been completely financed.

The PFA will authorize [the County] and the City, throughout the existence of the PFA and the EIFD, to review the PFA's calculations to determine if excess Project Tax Increment exists, as defined above, in any given year. The PFA shall cooperate with such review by providing reasonable access, inspection privileges, and copies of the PFA's and/or EIFD's records to [County or] City staff upon request, as necessary to review the PFA's calculations. In the event a [County or] City review determines excess property tax increment revenue exists, the PFA shall return such excess back to each respective taxing entity.

#### **D.5. Termination Date**

Each Project Area will have a unique date (the "Termination Date") on which this IFP will cease to be in effect with respect to such Project Area, all allocations of Project Tax Increment to the EIFD from the Project Area will end and the EIFD's authority to repay Bonds with Project Tax Increment from the Project Area under the EIFD Law will end. For each Project Area, the Termination Date will be the final day of the 45th fiscal year after the first fiscal year in which the EIFD has actually received \$100,000 of Project Tax Increment from the Project Area under the EIFD Law in such fiscal year.

For purposes of projections only, this IFP assumes that the City [and County] will begin allocating Project Tax Increment to the EIFD from the first Project Area in Fiscal Year 2026-27.

#### **D.6. Analysis of Costs to Provide Facilities and Services**

Exhibit E provides a summary that details the projected fiscal expenditures related to the City providing facilities and services to the Waterfront Ballpark District Project. City annual

expenditures to provide services to the EIFD are estimated to total approximately \$11.5 million (in 2023 dollars) as shown in Table 5 below. In fiscal year 2036-37 (year of projected stabilized buildout of the EIFD area), annual expenditures are estimated to total approximately \$21.7 million, assuming an annual escalation rate of 5.00%. The cost to maintain On-Site Public Infrastructure and Parks and Open Space Improvements will be funded by the future property owners through a community facilities district or a master property owner’s association, thus these costs are excluded from Table 5. In addition, the cost of City services related to the ballpark and surrounding neighborhoods during games and events held at the ballpark will be reimbursed directly by the Waterfront Ballpark District Project Developer, thus these costs are excluded from Table 5.

**Table 5. Recurring City of Oakland Expenditures**

Expenditure Category	Annual Expenditure (2023\$)
General Government	\$640,000
Police Services	\$5,690,000
Fire Services	\$3,010,000
Community, Human Services & Public Works	\$1,890,000
Parks & Recreation	\$260,000
<b>Total Project</b>	<b>\$11,490,000</b>

**Commented [GB5]:** Subject to confirmation by Finance for 2022/23 budget.

County annual expenditures to provide services to the Project are provided in [Table X] below.

[Insert Table X]

**D.7. Fiscal Impact Analysis**

Exhibit E of the IFP provides a summary of the estimated impact of the EIFD and the Waterfront Ballpark District Project on the City’s fiscal revenues. Table 6 below presents an overview of the fiscal impacts to the City. In addition, Exhibit F provides a summary of estimated fiscal revenues to the County generated by project development. Table 7 below presents an overview of the fiscal revenues to the County.

**Table 6. Net Fiscal Revenues to City of Oakland**

General Fund Fiscal Impact	Total (2023 Dollars)	Year 0-45 Nominal Total
<b>One-Time Revenue</b>		
Estimated One-Time Fiscal Revenue	\$ 79,060,000	\$ 111,000,000
Less: Property Taxes Contributed to Project	(15,430,000)	(20,600,000)
<b>Estimated One-Time Fiscal Revenue Net of EIFD</b>	<b>\$ 63,630,000</b>	<b>\$ 90,400,000</b>
<b>Annual Revenue</b>		
Estimated Recurring Fiscal Revenue	\$ 41,259,500	\$ 4,090,800,000
Less: Property Taxes Contributed to Project	(12,560,000)	(931,900,000)
Less: Property Tax In-Lieu of VLF Contributed to Project	(3,299,000)	(288,500,000)
Less: Allocation to Limited Obligation Bond	(5,300,000)	(506,200,000)
Less: Estimated Recurring Fiscal Expenditures	(11,450,000)	(2,145,800,000)
<b>Estimated Annual Recurring Net Fiscal Revenue</b>	<b>\$ 8,650,500</b>	<b>\$ 218,400,000</b>

**Table 7. Fiscal Revenues to Alameda County**

[County to provide estimate if fiscal revenue]

**D.8. Developer Reimbursement for Transit Priority Project**

The EIFD is not intended to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the EIFD and qualifies for the Transit Priority Project Program, pursuant to Section 65470. In addition, the Project does not qualify as a Transit Priority Project.

**E. REMOVAL OF DWELLING UNITS AND REPLACEMENT HOUSING PLAN**

No housing units are anticipated to be removed as a result of any project identified in this IFP. Thus, this IFP does not include a replacement housing plan. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the EIFD, the EIFD will comply with the requirements of Government Code Section 53398.56.

**F. FUTURE AMENDMENTS OF THIS INFRASTRUCTURE FINANCING PLAN.**

**F.1. Amendments of Project Area Boundaries Related to Tax Rate Areas.**

The PFA anticipates that it will need to make future changes to the boundaries of the Project Areas in order to conform to final development parcels approved by the City Council of the City so that the California State Board of Equalization can assign tax rate areas to the Project Areas. Accordingly, the PFA reserves the right, and nothing in this IFP limits the ability of the PFA, to amend the boundaries of the Project Areas by majority vote of the PFA, and without any public

hearings or vote of the landowners or residents of the EIFD or other proceedings, to the extent necessary to provide for the assignment of tax rate areas, as long as an independent fiscal consultant determines that the change will not adversely impact debt service coverage on outstanding EIFD bonds. For the avoidance of doubt, the authority to change the boundaries of the Project Areas pursuant to this IFP applies to (i) the Project Areas, as established initially or as expanded through annexation of property to the EIFD pursuant to this IFP, and (ii) each new Project Area created through annexation of property to the EIFD pursuant to this IFP.

#### **F.2. Applicable Law.**

Subject to the Acquisition and Financing Agreement which requires, among other things, that any amendments to the IFP or annexations to the EIFD be approved in writing by the City, County, and the Waterfront Ballpark District Project Developer, nothing in this IFP shall limit the PFA's ability to utilize any provisions of the EIFD Law related to amendments of the IFP or annexation of territory to the EIFD, whether existing at the time the EIFD was established or at a later date.

#### **G. GOALS OF THE EIFD**

The goal of the EIFD is to provide financing for the On-Site Public Infrastructure, Parks and Open Space Improvements, Eligible On-Site Affordable Housing Costs, Off-Site Affordable Housing, [and Off-Site Public Infrastructure] and, in so doing, to enable the development of the proposed Waterfront Ballpark District Project, as described herein. The Waterfront Ballpark District Project includes a new, open-air waterfront multi-purpose baseball stadium, for baseball games to be played by the Oakland Athletics Major League Baseball club, but the EIFD will not provide any financing for the stadium.

Additional goals of the EIFD include economic development in the form of fiscal revenue generation for [the County] and the City, improvement of quality of life, promotion of environmental sustainability, and support for critical infrastructure and affordable housing projects.

#### **H. DEFAULTS AND REMEDIES**

##### **H.1. Remedy for Events of Default.**

The parties to the Acquisition and Financing Agreement have agreed that, in the event that the EIFD fails to comply with this IFP, the City, County, or Waterfront Ballpark District Project Developer may exercise all legal and equitable remedies available, including but not limited to filing proceedings to compel injunctive relief or specific performance of this IFP. By approving this IFP, the PFA hereby acknowledges and agrees that a failure of the EIFD to timely comply with this IFP, including application of Project Tax Increment as set forth in this IFP, will cause irreparable harm to the Waterfront Ballpark District Project Developer, the City and the County that cannot be fully compensated by monetary damages, and shall entitle the Waterfront Ballpark District Project Developer, the City or the County to seek injunctive relief or specific performance.

##### **H.2. Waiver of Government Claims Act Procedures.**

The EIFD has further agreed in the Acquisition and Financing Agreement that, due to the unique nature of this IFP and the Waterfront Ballpark District Project and because time is of the essence in the performance of obligations under this IFP, the EIFD hereby waives the procedural protections of the Government Claims Act, Cal. Gov't Code Section 810 et seq in connection with any dispute arising out of this IFP, including those procedures requiring the timely filing of an administrative claim before bringing legal action against the EIFD, provided that such legal action is initiated within the applicable claims presentation period under the Government Claims Act.

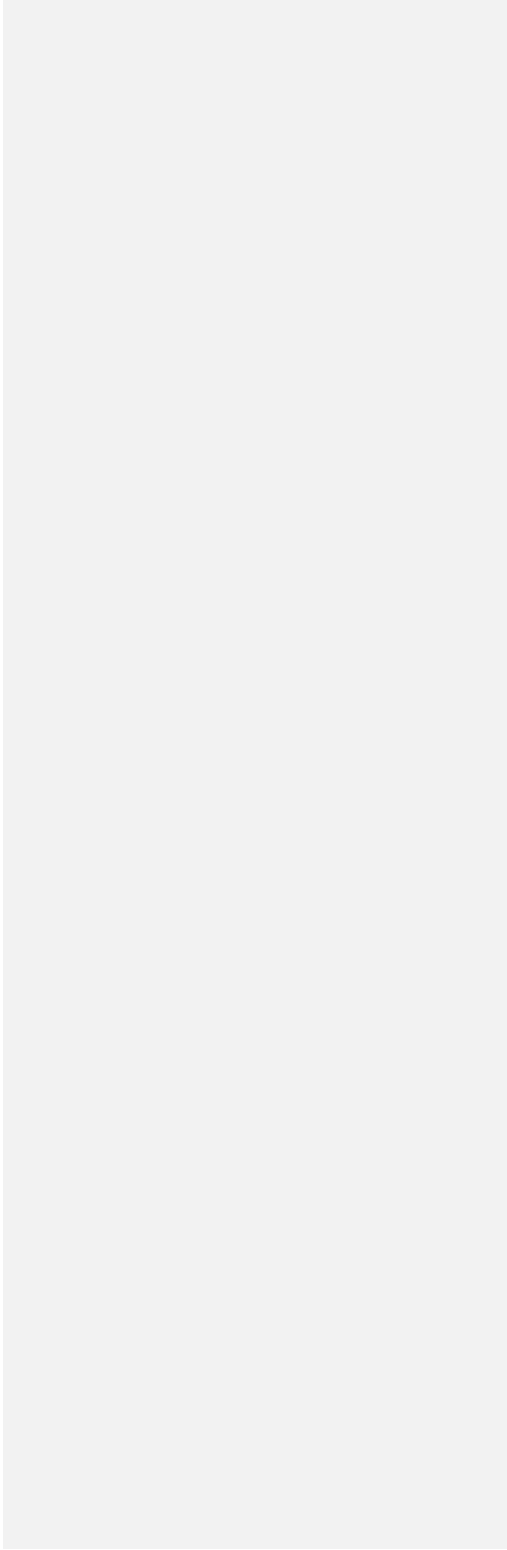
**H.3. Rights and Remedies Cumulative.**

The parties to the Acquisition and Financing Agreement have agreed that, except as expressly limited by this IFP and the Acquisition and Financing Agreement, the rights and remedies of the parties to the Acquisition and Financing Agreement regarding the enforcement of this IFP shall be cumulative, and the exercise by any party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other remedies contained in the Acquisition and Financing Agreement for the same breach by the applicable party. The parties to the Acquisition and Financing Agreement have further agreed that the remedies provided in the Acquisition and Financing Agreement regarding the enforcement of this IFP do not limit the remedies provided in other agreements governing the Waterfront Ballpark District Project.



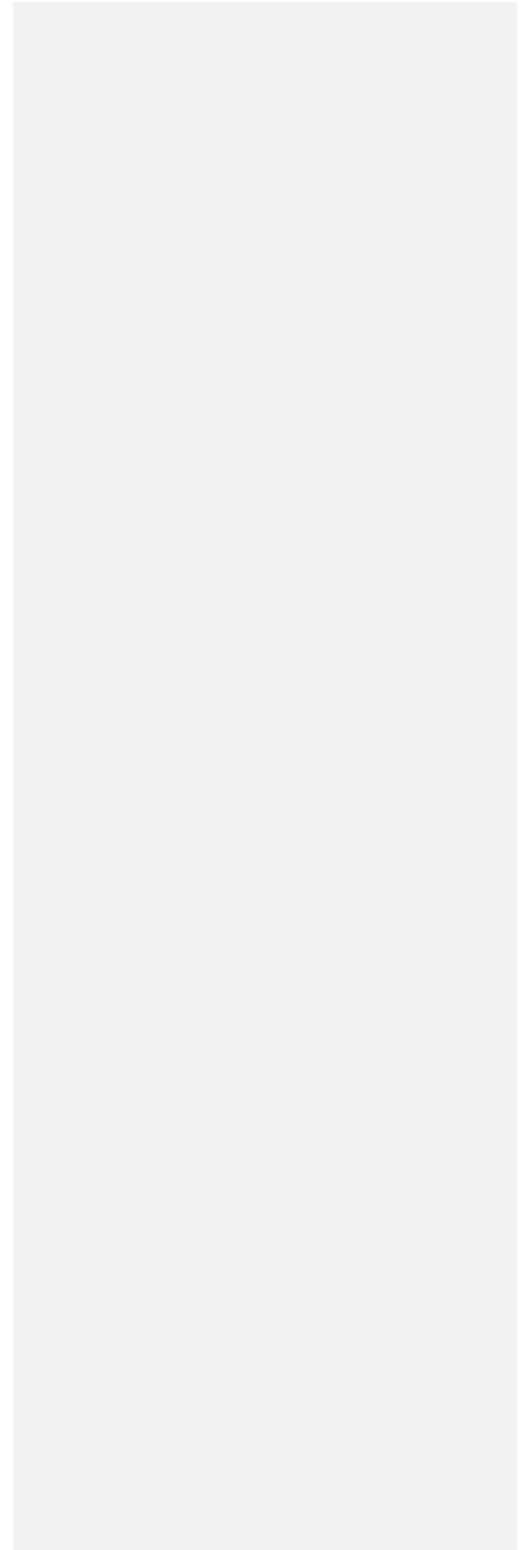
**EXHIBIT A**  
**Legal Description**

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**EXHIBIT B**  
**Site Map**

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## EXHIBIT C

### **On-Site Public Infrastructure, Parks and Open Space Improvements, Greenhouse Gas Mitigation Measures, Off-Site Public Infrastructure, Eligible On-Site Affordable Housing Costs and Off-Site Affordable Housing Costs to be Financed by the EIFD**

#### **PUBLIC CAPITAL FACILITIES OR OTHERS SPECIFIED PROJECTS OF COMMUNITYWIDE SIGNIFICANCE**

The EIFD shall be authorized to finance the following public capital facilities or others specified projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community ("Authorized Facilities").

The EIFD shall only finance the Authorized Facilities to the extent that the Authorized Facilities are in addition to the facilities provided in the territory of the EIFD before the EIFD was created. The Authorized Facilities may not supplant facilities already available within that territory when the EIFD was created but may supplement, rehabilitate, upgrade, or make more sustainable those facilities.

The eligible costs to be financed by the EIFD include the Developer Cost of Capital.

All affordable housing to be financed by the EIFD will be restricted by recorded covenants or restrictions to occupancy by persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the California Health and Safety Code, for rent or purchase, for the longest feasible time, but for not less than 55 years for rental units and 45 years for owner-occupied units.

#### **Definitions**

*"100% Affordable Rental Project"* means a residential development in which 100% of the Residential Units (other than resident managers' units) are Affordable Rental Units.

*"Acquisition Price"* means the amount that City will pay Waterfront Ballpark District Project Developer to purchase On-Site Public Infrastructure, Parks and Open Space and Off-Site Public Infrastructure under the Acquisition and Financing Agreement.

*"Actual Household Size"* means the actual number of persons in the applicable household.

*"Affordable Ownership Cost"* means a monthly obligation to pay mortgage principal and interest, property taxes and assessments, homeowner's insurance, mortgage insurance, utilities, a reasonable maintenance factor as determined by the City Administrator at initial sale that is increased annually by 5%, and homeowners' association dues (if applicable) in an aggregate amount not greater than the following: for units that are restricted for sale to Moderate-Income Households - one-twelfth of thirty-five percent (35%) of one hundred ten percent (110%) of AMI, adjusted for Household Size Appropriate for the Unit. In calculating Affordable Ownership Cost, the down payment percentage will be assumed at 10% of the sales price, mortgage payments will be calculated using a thirty (30) year term, an interest rate equal to the Federal National Mortgage Association's (FNMA) required net yield for 30-year fixed rate mortgages (60-day Actual/Actual) as of the date and time of day specified by the City, adding

0.625%, and rounding to the nearest one eighth of one percentage point (0.125%). If the FNMA-required net yield cannot be determined, the assumed interest rate shall be set by City using a comparable rate intended to approximate typical rates available to borrowers for 30-year conventional fixed-rate mortgages.

*"Affordable Rent"* shall be as defined in Health and Safety Code Section 50053 which provides the following formulas for calculation of affordable rent, less an allowance for tenant-paid utilities and other fees and charges required to be paid by tenants on a non-optional basis (e.g., any mandatory ongoing costs the owner requires in connection with tenancy, such as renter's insurance): (i) for Extremely Low-Income Units, a monthly rent that does not exceed one-twelfth (1/12th) of thirty percent (30%) of thirty percent (30%) of AMI, adjusted for Household Size Appropriate for the Unit, (ii) for Very Low-Income Units, a monthly rent that does not exceed one-twelfth of thirty percent (30%) of fifty percent (50%) of AMI, adjusted for Household Size Appropriate for the Unit, (iii) for Low-Income Units, a monthly rent that does not exceed one-twelfth of thirty percent (30%) of sixty percent (60%) of AMI, adjusted for Household Size Appropriate for the Unit, and (iv) for Moderate-Income Units, a monthly rent that does not exceed one-twelfth of thirty percent (30%) of one hundred ten percent (110%) of AMI, adjusted for Household Size Appropriate for the Unit. In determining Affordable Rent, the utility allowance established and periodically published by the Oakland Housing Authority based upon standards established by HUD and adjusted for Household Size Appropriate for the Unit, shall apply; alternatively, Waterfront Ballpark District Project Developer may use another method for calculating the utility allowance, subject to City Administrator's review and approval of the alternative methodology and calculations which shall be granted or denied in the City Administrator's sole and absolute discretion. Notwithstanding the foregoing, in determining Affordable Rent, 100% Affordable Rental Projects that are financed with low-income housing tax credits or funds provided by HCD or other State of California agencies, may use the regulations applicable to such funding sources.

*"Affordable Rental Units"* means Residential Units developed within the boundaries of the EIFD that are restricted for occupancy by Eligible Households at Affordable Rents pursuant to a recorded Rent Regulatory Agreement.

*"Affordable Sales Price"* means for Affordable Sale Units that are restricted for sale to Moderate-Income Households, a sales price that will result in an Affordable Ownership Cost for households whose Gross Income does not exceed one hundred ten percent (110%) of AMI based upon Household Size Appropriate for the Unit.

*"Affordable Sale Units"* means Residential Units developed within the boundaries of the EIFD that, pursuant to a recorded Sales Regulatory Agreement, are restricted for sale at Affordable Sales Prices to Eligible Households that qualify as Moderate-Income Households.

*"Area Median Income" or "AMI"* means the median income for Alameda County, California, adjusted for Actual Household Size, as published annually by HCD pursuant to California Health and Safety Code Section 50093(c). Notwithstanding the foregoing, in determining Area Median Income, 100% Affordable Rental Projects that are financed with low-income housing tax credits or funds provided by HCD or other State of California agencies, may use the regulations applicable to such funding sources.

*"City Administrator"* means the City Administrator for the City of Oakland or their designee.

*"City Off-Site Public Infrastructure"* means the following public improvements that are the responsibility of the City or that will be designed and constructed by Waterfront Ballpark District Project Developer on behalf of the City: **[to come]**

*"Developer Capital"* means the aggregate amount of capital costs incurred by Waterfront Ballpark District Project Developer to develop Facilities before being reimbursed in accordance with the Acquisition and Financing Agreement.

*"Developer Cost of Capital"* means the rate of 12% on the amount of Developer Capital expended on Authorized Facilities, compounded quarterly, until the earliest of (i) such time as the Waterfront Ballpark District Project Developer has been reimbursed for such Authorized Facilities from Funding Sources, and (ii) the termination date of the Development Agreement.

*"Developer Off-Site Public Infrastructure"* means the following public improvements that are the responsibility of the Waterfront Ballpark District Project Developer: **[to come]**

*"Eligible Household"* means a household for which household Gross Income upon initial occupancy does not exceed the maximum income level for a Restricted Unit as specified in the applicable Rent Regulatory Agreement or Sales Regulatory Agreement.

*"Eligible On-Site Affordable Housing Costs"* means, to the extent that they are in excess of the amount the Waterfront Ballpark District Project Developer otherwise would have been required to pay under Oakland Municipal Code Section 15.72.100, such reasonable and actual capital costs incurred by Waterfront Ballpark District Project Developer for the construction of up to five percent (5%) of the total Residential Units constructed within the boundaries of the EIFD, which units must be reserved, through recordation of a Rent Regulatory Agreement or Sales Regulatory Agreement, as applicable, for occupancy at an Affordable Rent or for purchase at an Affordable Sales Price, by Extremely-Low Income or Very-Low Income Households, and which costs shall be limited to:

1. For Extremely-Low and Very-Low Income Units constructed within the boundaries of the EIFD, within Market-Rate Projects:
  - a. For Affordable Sale Units, the difference between the Affordable Sales Price and the sales price for comparable, Market-Rate Units in the same Market-Rate Project.
  - b. For Affordable Rental Units, the difference between the Affordable Rent and the rental rates for comparable, Market-Rate Units in the same Market-Rate Project, as established at initial lease-up, over 55 years, discounted to present value at a rate equal to the Developer Cost of Capital.
2. For Extremely-Low and Very-Low Income Units developed on parcels within the Project Site that Waterfront Ballpark District Project Developer conveys to third party developers selected by Waterfront Ballpark District Project Developer and approved by the City for construction of 100% Affordable Projects:
  - a. For 100% Affordable Sales Projects and 100% Affordable Rental Projects, the sum of: **[to come]**

BUT the sum of (i)-(v) shall be net of any amounts covered by any Public Subsidy.

*"Extremely Low-Income Household"* has the meaning set forth in California Health and Safety Code Section 50106. The maximum income for Extremely Low-Income Households shall be as published annually by HCD for Alameda County.

*"Extremely Low-Income Unit"* means a Restricted Unit restricted upon initial occupancy and rented to and occupied by a tenant household with a maximum household Gross Income that does not exceed the qualifying income limit for Extremely Low-Income Households.

*"Funding Sources"* means, as applicable, Available Project Tax Increment, and proceeds of Bonds, subject to applicable law.

*"Gross Income"* shall have the meaning set forth in Section 6914 of Title 25 of the California Code of Regulations, as such section may be revised from time to time, and shall mean the combined Gross Income of all adult persons in the applicable household.

*"HCD"* means the California Department of Housing and Community Development.

*"Household Size Appropriate for the Unit"* shall be determined consistent with Section 50052.5(h) of the California Health and Safety Code, subject to the application of federal rules and regulations applicable to financing sources used for the particular project, including, if applicable, Section 42(g)(2) of the Internal Revenue Code of 1986, as amended.

*"Low-Income Household"* has the meaning set forth in California Health and Safety Code Section 50079.5 for "lower income households." The maximum income for Low-Income Households shall be as published annually by HCD for Alameda County.

*"Low-Income Unit"* means a Restricted Unit restricted upon initial occupancy and rented or sold to and occupied by a tenant household with a maximum household Gross Income that does not exceed the qualifying income limit for Low-Income Households.

*"Market-Rate Project"* means a Residential Project that contains Market-Rate Units, and potentially Inclusionary Units, and may also include other permitted uses.

*"Market-Rate Unit"* means any Residential Unit constructed within the boundaries of the EIFD that is not subject to affordability restrictions under this Plan.

*"Moderate-Income Households"* has the meaning set forth in California Health and Safety Code Section 50093 for "persons and families of low or moderate income." The maximum income for Moderate-Income Households shall be as published annually by HCD for Alameda County.

*"Moderate-Income Unit"* means a Restricted Unit restricted upon initial occupancy and rented or sold to and occupied by a household with a maximum household income that does not exceed the qualifying income limit for Moderate-Income Households.

*"On-Site Affordable Housing"* means units reserved, through recordation of a Rent Regulatory Agreement or Sales Regulatory Agreement, as applicable, for occupancy at an Affordable Rent

or for purchase at an Affordable Sales Price, by Extremely-Low Income or Very-Low Income Households, and that are located within the boundaries of the EIFD.

*"Off-Site Affordable Housing Costs"* means the capital costs for the construction, rehabilitation, or acquisition of Off-Site Affordable Housing.

*"Off-Site Public Infrastructure"* means the City Off-Site Public Infrastructure and the Developer Off-Site Public Infrastructure.

*"On-Site Public Infrastructure"* means Stomper Plaza and all of the streets within the Project Site and all infrastructure and public utilities within the streets located within the boundaries of the EIFD (such as electricity, water and sewer lines), as well as sidewalks, bicycle lanes, street furniture, and paths and intersection improvements (such as curbs, medians, signaling, traffic control devices, signage, and striping), and storm drainage facilities, to be constructed, installed and dedicated by Waterfront Ballpark District Project Developer and, when ready for acceptance, accepted by City or the applicable utility provider. On-Site Public Infrastructure shall include utility connections that extend beyond the boundaries of the EIFD where necessary to connect the On-Site Public Infrastructure with existing utilities located outside the boundaries of the EIFD. With the exception of Stomper Plaza, On-Site Public Infrastructure does not include the Parks and Open Space Improvements or privately owned facilities or improvements, if any, in the public right-of-way.

*"Parks and Open Space Improvements"* means all of the public open spaces to be constructed by Waterfront Ballpark District Project Developer in accordance with the Development Agreement and the Port DDA.

*"Rent Regulatory Agreement"* means a 100% Affordable Rental Restrictive Covenant or an Inclusionary Rent Regulatory Agreement, as applicable. **[discuss attaching forms to IFP]**

*"Residential Unit"* means a room or suite of two (2) or more rooms that is designed for residential occupancy by not more than one household for thirty-two (32) consecutive days or more, including provisions for sleeping, eating and sanitation.

*"Restricted Unit"* means a dwelling unit that is reserved for occupancy at an Affordable Rent or for purchase at an Affordable Sales Price by Eligible Households of specified household income levels as set forth in the applicable Rent Regulatory Agreement or Sales Regulatory Agreement.

*"Sales Regulatory Agreement"* means an Affordability and Resale Restriction Agreement substantially in the form attached hereto as Attachment 2. **[discuss attaching forms to IFP]**

*"Very Low-Income Households"* has the meaning set forth in California Health and Safety Code Section 50105. The maximum income for Very Low-Income Households shall be as published annually by HCD for Alameda County.

*"Very Low-Income Unit"* means a Restricted Unit restricted upon initial occupancy and rented and occupied by a tenant household with a maximum household Gross Income that does not exceed the qualifying income limit for Very Low-Income Households.

### **Further Description.**

**Eligible On-Site Affordable Housing Costs.** Eligible On-Site Affordable Housing Costs will be incurred concurrently with the delivery of on-site Market-Rate Units.

**Off-Site Affordable Housing.** Off-Site Affordable Housing consists of off-site displacement prevention strategies, including the construction, acquisition, preservation, and renovation of affordable housing, in the neighborhoods most likely to be impacted by development of the Waterfront Ballpark District Project (West Oakland, Chinatown, Old Oakland, and the Jack London District). Off-Site Affordable Housing strategies are expected to be implemented over approximately the first half of the term of the EIFD.

**Off-Site Public Infrastructure.** Off-Site Public Infrastructure consists of off-site transportation projects that are intended to strengthen connections between West Oakland, Chinatown, Downtown and Old Oakland, and the Jack London District, including the Waterfront Ballpark District Project site, while enhancing the movement of goods and safety for all users. Included are sixteen complex capital infrastructure projects as well as the implementation of a new downtown parking management plan dubbed "OakPARK+". Many of these Off-Site Public Infrastructure improvements have long been identified as beneficial for advancing the safety, sustainability and equity of the local and regional transportation networks, independent of the proposed Oakland Waterfront Ballpark Project. The Off-Site Public Infrastructure improvements have been intentionally designed to maximize community benefit, align with existing City and regional plans, and reduce equity disparities. The Off-Site Public Infrastructure is expected to be constructed prior to completion of the Waterfront Ballpark District Project.

**On-Site Public Infrastructure and Parks and Open Space Improvements.** These public capital facilities consist of infrastructure, park and open space improvements within the boundaries of the EIFD that are required to construct the Waterfront Ballpark District Project. The On-Site Public Infrastructure and the Parks and Open Space Improvements are expected to be constructed as needed for the development of the Waterfront Ballpark District Project.

The Parks and Open Space Improvements will include open space and recreational opportunities on the Oakland waterfront, including a continuous waterfront trail that connects the Waterfront Ballpark District Project to the San Francisco Bay Trail, and significant public parks and plazas from which the public can view the estuary, the San Francisco skyline, and the Port's working waterfront year-round, including on game and event days.

On-Site Public Infrastructure includes remediation of hazardous substances, new connections to and through the Waterfront Ballpark District Project from surrounding neighborhoods via a bike- and pedestrian-friendly new network of public streets, sidewalks and pathways that invite and lead visitors directly to the waterfront and related amenities, and measures to address sea-level rise threats consistent with State policy and guidance regarding sea-level rise resiliency planning and adaptation.

**Greenhouse Gas Mitigation Measures.** Greenhouse Gas Mitigation Measures consist of green energy facilities that, in whole or in part, provide significant benefit to public uses in the territory of the EIFD, including **[to come]**.



OTHER COSTS TO BE FINANCED BY THE EIFD

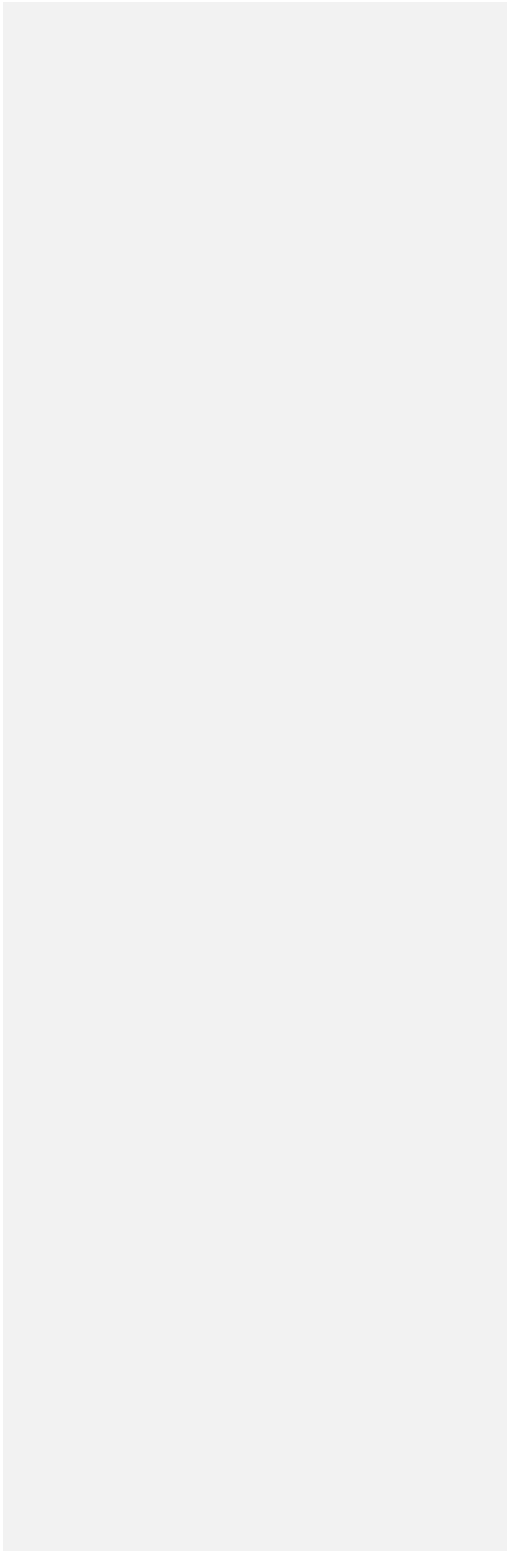
The EIFD may also finance any of the following:

1. Costs described in Government Code Sections 53398.53, 53398.56, 53398.57 and 53398.58, including, but not limited to, the reimbursement for any costs advanced to file and prosecute an action or proceeding pursuant Government Code Sections 53398.57 and 53398.58.
2. Costs incurred in connection with the division of taxes pursuant to Government Code Section 53398.75.
3. The ongoing or capitalized costs to maintain the Authorized Facilities financed in whole or in part by the EIFD.
4. Expenses related to bonds and other debt of the EIFD, including underwriters discount, reserve fund, capitalized interest, letter of credit fees and expenses, bond and disclosure counsel fees and expenses, bond remarketing costs, and all other incidental expenses.
5. Administrative fees of the City, the County, the EIFD and the bond trustee or fiscal agent related to the bonds and other debt of the EIFD.
6. Reimbursement of costs related to the formation of the EIFD (and the Project Areas) advanced by the City, the landowner(s) in the EIFD, or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the EIFD or any party related to any of the foregoing, for Authorized Facilities, fees or other purposes or costs of the EIFD.
7. Costs otherwise incurred in order to carry out the authorized purposes of the EIFD; and any other expenses incidental (including administrative and legal costs) to the EIFD and to the construction, expansion, improvement, seismic retrofit, rehabilitation, completion, inspection, or acquisition of the Authorized Facilities.

**EXHIBIT D**

**Annual Estimates of Tax Increment to be Allocated to the EIFD**

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**EXHIBIT E**

**Waterfront Ballpark District Project at Howard Terminal Fiscal Impact Analysis Report for  
City of Oakland**

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**EXHIBIT F**

**Waterfront Ballpark District Project at Howard Terminal Fiscal Impact Analysis Report for Alameda County**

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