

**APPENDIX E**

**DETERMINATION OF MAXIMUM CAP ON EIFD No.1 TAX REVENUES**

**Exhibit E Table 1**  
**Projected Revenues Available to the EIFD**  
**EIFD Cap Analysis**  
**City of West Sacramento, CA**

Working Draft April 27, 2017

\$Thousands

No. Years of Bond Authorization	Fiscal Year	AV Increment 2	Property Tax Increment at 1% Rate	City Share of Property Tax Increment Allocated to EIFD <sup>(1)</sup>			Measure G Funds <sup>(2)</sup>	City Property Taxes In-Lieu of VLF \$0.64/\$1,000 AV	Total Taxes Allocated to EIFD
				City Share	% Allocated	Amount			
0	2017-18	\$125,024	\$1,250	41%	100%	\$508	\$2,250	\$80	\$2,838
0	2018-19	315,172	3,152	41%	100%	1,282	2,250	201	3,733
0	2019-20	560,064	5,601	41%	100%	2,277	2,250	358	4,885
0	2020-21	1,110,531	11,105	41%	100%	4,516	2,250	710	7,475
0	2021-22	1,604,815	16,048	41%	100%	6,526	2,250	1,026	9,801
0	2022-23	2,149,337	21,493	41%	100%	8,740	2,250	1,374	12,363
0	2023-24	3,043,003	30,430	41%	100%	12,374	2,250	1,945	16,568
1	2024-25	3,752,689	37,527	41%	100%	15,259	2,250	2,398	19,908
2	2025-26	4,643,394	46,434	41%	100%	18,881	2,250	2,968	24,099
3	2026-27	5,655,396	56,554	41%	100%	22,996	2,250	3,615	28,861
4	2027-28	6,643,440	66,434	41%	100%	27,014	2,250	4,246	33,510
5	2028-29	7,593,673	75,937	41%	100%	30,878	2,250	4,853	37,981
6	2029-30	8,671,823	86,718	41%	100%	35,262	2,250	5,542	43,054
7	2030-31	9,685,632	96,856	41%	100%	39,384	2,250	6,190	47,825
8	2031-32	10,574,883	105,749	41%	100%	43,000	2,250	6,759	52,009
9	2032-33	11,472,887	114,729	41%	100%	46,652	2,250	7,333	56,234
10	2033-34	12,444,527	124,445	41%	100%	50,603	2,250	7,954	60,806
11	2034-35	13,453,041	134,530	41%	100%	54,703	2,250	8,598	65,552
12	2035-36	14,320,177	143,202	41%	100%	58,229	2,250	9,153	69,632
13	2036-37	15,138,387	151,384	41%	100%	61,556	2,250	9,675	73,482
14	2037-38	16,000,015	160,000	48%	100%	77,136		10,226	87,362
15	2038-39	16,931,608	169,316	48%	100%	81,627		10,822	92,449
16	2039-40	17,912,786	179,128	48%	100%	86,358		11,449	97,806
17	2040-41	18,946,246	189,462	48%	100%	91,340		12,109	103,449
18	2041-42	20,034,836	200,348	48%	100%	96,588		12,805	109,393
19	2042-43	21,137,006	211,370	48%	100%	101,902		13,509	115,411
20	2043-44	22,024,175	220,242	48%	100%	106,179		14,076	120,255
21	2044-45	22,952,741	229,527	48%	100%	110,655		14,670	125,325
22	2045-46	23,924,918	239,249	48%	100%	115,342		15,291	130,633
23	2046-47	24,943,047	249,430	48%	100%	120,250		15,942	136,192
24	2047-48	26,009,604	260,096	48%	100%	125,392		16,624	142,016

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No. Years of Bond Authorization	Fiscal Year	AV Increment	Property Tax Increment at 1% Rate	City Share of Property Tax Increment Allocated to EIFD <sup>(1)</sup>			Measure G Funds <sup>(2)</sup>	City Property Taxes In-Lieu of VLF \$0.64/\$1,000 AV	Total Taxes Allocated to EIFD
				City Share	% Allocated	Amount			
25	2048-49	27,127,204	271,272	48%	100%	130,780	17,338	148,118	
26	2049-50	28,298,615	282,986	48%	100%	136,428	18,087	154,514	
27	2050-51	29,526,764	295,268	48%	100%	142,349	18,872	161,220	
28	2051-52	30,814,746	308,147	48%	100%	148,558	19,695	168,253	
29	2052-53	32,165,835	321,658	48%	100%	155,071	20,558	175,630	
30	2053-54	33,583,494	335,835	48%	100%	161,906	21,464	183,370	
31	2054-55	35,071,386	350,714	48%	100%	169,079	22,415	191,494	
32	2055-56	36,633,387	366,334	48%	100%	176,610	23,414	200,023	
33	2056-57	38,273,599	382,736	48%	100%	184,517	24,462	208,979	
34	2057-58	39,996,358	399,964	48%	100%	192,822	25,563	218,386	
35	2058-59	41,806,257	418,063	48%	100%	201,548	26,720	228,268	
36	2059-60	43,708,154	437,082	48%	100%	210,717	27,935	238,652	
37	2060-61	45,707,189	457,072	48%	100%	220,354	29,213	249,567	
38	2061-62	47,808,804	478,088	48%	100%	230,486	30,556	261,043	
39	2062-63	50,018,757	500,188	48%	100%	241,140	31,969	273,109	
40	2063-64	52,343,143	523,431	48%	100%	252,346	33,454	285,801	
41	2064-65	54,788,413	547,884	48%	100%	264,135	35,017	299,152	
42	2065-66	57,361,397	573,614	48%	100%	276,539	36,662	313,201	
43	2066-67	60,069,323	600,693	48%	100%	289,594	38,392	327,987	
44	2067-68	62,919,843	629,198	48%	100%	303,337	40,214	343,551	
45	2068-69	65,921,060	659,211	48%	100%	317,805	42,132	359,938	
Total - Future Dollars		\$1,277,718,606	\$12,777,186			\$6,059,531	\$45,000	\$816,635	<b>\$6,921,166</b>
Total - Current 2017 Dollars <sup>(3)</sup>		\$461,882,868	\$4,618,829			\$2,159,371	\$34,479		\$2,489,055

**Notes**

<sup>(1)</sup> Represents "net available revenue" after meeting obligations of the former redevelopment agency that may be allocated to the EIFD per H&S 53398.75. After 2036-37 when the Successor Agency is projected to be dissolved, amounts represent the City's share of regular property taxes.

<sup>(2)</sup> "Measure G" funds represent existing funds available to the City under redevelopment dissolution (and which constitute existing "net available revenue" per H&S 53398.75 (d)). Annual estimate is based upon current annual revenue available for infrastructure projects.

<sup>(3)</sup> Future dollars are adjusted to current 2017 dollars based on an assumed 3% rate of inflation.

**Exhibit E Table 2**  
**Assessed Valuation Projection**  
**EIFD Cap Analysis**  
**City of West Sacramento, CA**

Working Draft April 27, 2017

\$Thousands

No. Years of Bond Authorization	Fiscal Year	Annual Assessed Value Added			Total Assessed Value	AV Increment Over Base Year Assessed Value
		Beginning Assessed Value <sup>(1)</sup>	New Development + Subsequent Transfers of Ownership <i>from fiscal analysis</i>	Growth of Existing AV within Areas Not Specifically Identified for Development at 6%		
						2,316,771
0	2017-18	\$2,316,771	\$0	\$125,024	\$2,441,795	\$125,024
0	2018-19	2,441,795	57,622	132,526	2,631,943	\$315,172
0	2019-20	2,631,943	104,415	140,477	2,876,835	\$560,064
0	2020-21	2,876,835	401,561	148,906	3,427,302	\$1,110,531
0	2021-22	3,427,302	336,444	157,840	3,921,587	\$1,604,815
0	2022-23	3,921,587	377,210	167,311	4,466,108	\$2,149,337
0	2023-24	4,466,108	716,317	177,350	5,359,774	\$3,043,003
1	2024-25	5,359,774	521,696	187,990	6,069,460	\$3,752,689
2	2025-26	6,069,460	691,435	199,270	6,960,165	\$4,643,394
3	2026-27	6,960,165	800,776	211,226	7,972,167	\$5,655,396
4	2027-28	7,972,167	764,144	223,900	8,960,211	\$6,643,440
5	2028-29	8,960,211	712,899	237,334	9,910,444	\$7,593,673
6	2029-30	9,910,444	826,577	251,574	10,988,594	\$8,671,823
7	2030-31	10,988,594	747,140	266,668	12,002,403	\$9,685,632
8	2031-32	12,002,403	606,583	282,668	12,891,654	\$10,574,883
9	2032-33	12,891,654	598,375	299,628	13,789,658	\$11,472,887
10	2033-34	13,789,658	654,034	317,606	14,761,298	\$12,444,527
11	2034-35	14,761,298	671,852	336,662	15,769,812	\$13,453,041
12	2035-36	15,769,812	510,274	356,862	16,636,948	\$14,320,177
13	2036-37	16,636,948	439,936	378,274	17,455,158	\$15,138,387
14	2037-38	17,455,158	460,657	400,970	18,316,786	\$16,000,015
15	2038-39	18,316,786	506,565	425,028	19,248,379	\$16,931,608
16	2039-40	19,248,379	530,648	450,530	20,229,557	\$17,912,786
17	2040-41	20,229,557	555,899	477,562	21,263,017	\$18,946,246
18	2041-42	21,263,017	582,374	506,216	22,351,607	\$20,034,836
19	2042-43	22,351,607	565,581	536,589	23,453,777	\$21,137,006

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No. Years of Bond Authorization	Fiscal Year	Beginning Assessed Value <sup>(1)</sup>	Annual Assessed Value Added		Total Assessed Value	AV Increment Over Base Year Assessed Value
			New Development + Subsequent Transfers of Ownership <i>from fiscal analysis</i>	Growth of Existing AV within Areas Not Specifically Identified for Development at 6%		
						2,316,771
20	2043-44	23,453,777	318,385	568,784	24,340,946	\$22,024,175
21	2044-45	24,340,946	325,655	602,911	25,269,512	\$22,952,741
22	2045-46	25,269,512	333,092	639,086	26,241,689	\$23,924,918
23	2046-47	26,241,689	340,699	677,431	27,259,819	\$24,943,047
24	2047-48	27,259,819	348,480	718,077	28,326,375	\$26,009,604
25	2048-49	28,326,375	356,439	761,161	29,443,975	\$27,127,204
26	2049-50	29,443,975	364,580	806,831	30,615,386	\$28,298,615
27	2050-51	30,615,386	372,908	855,241	31,843,535	\$29,526,764
28	2051-52	31,843,535	381,427	906,555	33,131,517	\$30,814,746
29	2052-53	33,131,517	390,140	960,948	34,482,606	\$32,165,835
30	2053-54	34,482,606	399,053	1,018,605	35,900,265	\$33,583,494
31	2054-55	35,900,265	408,171	1,079,722	37,388,157	\$35,071,386
32	2055-56	37,388,157	417,496	1,144,505	38,950,158	\$36,633,387
33	2056-57	38,950,158	427,036	1,213,175	40,590,370	\$38,273,599
34	2057-58	40,590,370	436,794	1,285,966	42,313,129	\$39,996,358
35	2058-59	42,313,129	446,775	1,363,124	44,123,028	\$41,806,257
36	2059-60	44,123,028	456,985	1,444,911	46,024,925	\$43,708,154
37	2060-61	46,024,925	467,429	1,531,606	48,023,960	\$45,707,189
38	2061-62	48,023,960	478,113	1,623,502	50,125,575	\$47,808,804
39	2062-63	50,125,575	489,041	1,720,912	52,335,528	\$50,018,757
40	2063-64	52,335,528	500,219	1,824,167	54,659,914	\$52,343,143
41	2064-65	54,659,914	511,653	1,933,617	57,105,184	\$54,788,413
42	2065-66	57,105,184	523,350	2,049,634	59,678,168	\$57,361,397
43	2066-67	59,678,168	535,314	2,172,612	62,386,094	\$60,069,323
44	2067-68	62,386,094	547,552	2,302,969	65,236,614	\$62,919,843
45	2068-69	65,236,614	560,069	2,441,147	68,237,831	\$65,921,060