

**BELFAST WIGHT STREET AFFORDABLE HOUSING TIF DISTRICT**  
**Captured Assessed Value & TIF Revenue Projections**

TIF Year	Fiscal Year	Projected Increased Assessed Value (AH Developers Collaborative Project)	Projected Increased Assessed Value (Market Rate Developers Collaborative Project)	Projected Increased Assessed Value (Realty Resources Project)	TIF District Projected Increased Assessed Value (Total)	Percentage Retained as Captured Assessed Value	Projected Mil Rate (TY 2019: 22.90)	Projected TIF Revenue (AH Developers Collaborative Project)	Projected TIF Revenue (Market Rate Developers Collaborative Project)	Projected TIF Revenue (Realty Resources Project)	Projected TIF Revenue (Total)	Projected Developer TIF Revenue (AH Developers Collaborative Project)	Projected Developer TIF Revenue (Market Rate Developers Collaborative Project)	Projected Developer TIF Revenue (Realty Resources Project)	Projected Developer TIF Revenue (Total)	Projected City TIF Revenue (AH Developers Collaborative Project)	Projected City TIF Revenue (Market Rate Developers Collaborative Project)	Projected City TIF Revenue (Realty Resources Project)	Projected City TIF Revenue (Total)
1	2020-2021	\$0	\$0	\$0	\$0	100%	22.90				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2021-2022	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
3	2022-2023	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
4	2023-2024	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
5	2024-2025	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
6	2025-2026	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
7	2026-2027	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
8	2027-2028	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
9	2028-2029	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
10	2029-2030	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
11	2030-2031	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
12	2031-2032	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
13	2032-2033	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
14	2033-2034	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
15	2034-2035	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
16	2035-2036	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
17	2036-2037	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
18	2037-2038	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
19	2038-2039	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
20	2039-2040	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
21	2040-2041	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
22	2041-2042	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
23	2042-2043	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
24	2043-2044	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
25	2044-2045	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
26	2045-2046	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
27	2046-2047	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
28	2047-2048	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
29	2048-2049	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
30	2049-2050	\$1,500,000	\$1,500,000	\$3,500,000	\$6,500,000	100%	22.90	\$34,350	\$34,350	\$80,150	\$114,500	\$17,175	\$0	\$40,075	\$57,250	\$17,175	\$34,350	\$40,075	\$91,600
<b>Total</b>								<b>\$996,150</b>	<b>\$996,150</b>	<b>\$2,324,350</b>	<b>\$3,320,500</b>	<b>\$498,075</b>	<b>\$0</b>	<b>\$1,162,175</b>	<b>\$1,660,250</b>	<b>\$498,075</b>	<b>\$996,150</b>	<b>\$1,162,175</b>	<b>\$2,656,400</b>
<b>Average</b>								<b>\$34,350</b>	<b>\$34,350</b>	<b>\$80,150</b>	<b>\$110,683</b>	<b>\$16,603</b>	<b>\$0</b>	<b>\$38,739</b>	<b>\$55,342</b>	<b>\$16,603</b>	<b>\$34,350</b>	<b>\$38,739</b>	<b>\$88,547</b>

1. Projections show anticipated increased assessed values, captured assessed values, and TIF revenues. Projections of increased assessed values from the developer's projects were provided by the respective developers.  
2. Assumes mill rate of 22.90 (2019 Tax Rate Calculation Form) remains constant for the duration of the District.  
3. Assumes 100% of the increased assessed value is captured in the District and available for municipal project costs and a credit enhancement agreements with the entity owning each respective project. The CEAs for each project include a 50% reimbursement for 30 years.  
4. Data sources include the 2019 mill rate/commitment reported by the City, Waldo County's FY2018 Tax Commitment, the State Treasurer's Office Municipal Revenue Sharing projections for FY2020 (07/01/19 - 06/30/20) published 08/26/19, the Maine Department of Education 07/19/19 2019-2020 ED 279 form for RSU 71, and the Maine Department of Education's 2019-2020 EM-F-46 form for RSU 71 with Additional Local Education based on Community Valuation Method based on 3-Year Average Valuation presented in the ED 279.  
5. Projections are much less likely to be accurate farther into the future and are for demonstrative purposes only.