

Tax Increment Financing (TIF) Program

Table TX0-1

Description	FY 2018	FY 2019	FY 2020	FY 2021	% Change
	Actual	Actual	Approved	Approved	from FY 2020
OPERATING BUDGET	\$47,790,020	\$44,492,315	\$64,352,319	\$56,340,258	-12.5
FTEs	0.0	0.0	0.0	0.0	N/A
CAPITAL BUDGET	\$0	\$0	\$0	\$0	N/A
FTEs	0.0	0.0	0.0	0.0	N/A

Tax Increment Financing (TIF) is a program through which the District provides economic development project funds by borrowing against future tax receipts expected to be generated as a result of the construction and operation of projects partially funded by these funds.

The agency's FY 2021 approved budget is presented in the following tables:

FY 2021 Approved Gross Funds Operating Budget and FTEs, by Revenue Type

Table TX0-2 contains the approved FY 2021 budget by revenue type compared to the FY 2020 approved budget. It also provides FY 2018 and FY 2019 actual data.

Table TX0-2

(dollars in thousands)

Appropriated Fund	Dollars in Thousands							Full-Time Equivalents					
	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020	% Change*	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020	% Change	
ENTERPRISE AND OTHER													
Enterprise and Other Funds-Dedicated Taxes	47,790	44,492	64,352	56,340	-8,012	-12.5	0.0	0.0	0.0	0.0	0.0	N/A	
TOTAL FOR ENTERPRISE AND OTHER	47,790	44,492	64,352	56,340	-8,012	-12.5	0.0	0.0	0.0	0.0	0.0	N/A	
GROSS FUNDS	47,790	44,492	64,352	56,340	-8,012	-12.5	0.0	0.0	0.0	0.0	0.0	N/A	

*Percent change is based on whole dollars.

Note: If applicable, for a breakdown of each Grant (Federal and Private), Special Purpose Revenue type and Intra-District agreement, please refer to **Schedule 80 Agency Summary by Revenue Source** in the **FY 2021 Operating Appendices** located on the Office of the Chief Financial Officer's website.

FY 2021 Approved Operating Budget, by Comptroller Source Group

Table TX0-3 contains the approved FY 2021 budget at the Comptroller Source Group (object class) level compared to the FY 2020 approved budget. It also provides FY 2018 and FY 2019 actual expenditures.

Table TX0-3

(dollars in thousands)

Comptroller Source Group	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020	Percentage Change*
50 - Subsidies and Transfers	33,749	32,579	42,421	32,940	-9,481	-22.3
80 - Debt Service	14,041	11,913	21,931	23,400	1,469	6.7
SUBTOTAL NONPERSONAL SERVICES (NPS)	47,790	44,492	64,352	56,340	-8,012	-12.5
GROSS FUNDS	47,790	44,492	64,352	56,340	-8,012	-12.5

*Percent change is based on whole dollars.

FY 2021 Approved Operating Budget and FTEs, by Division/Program and Activity

Table TX0-4 contains the approved FY 2021 budget by division/program and activity compared to the FY 2020 approved budget. It also provides FY 2018 and FY 2019 actual data. For a more comprehensive explanation of divisions/programs and activities, please see the Division/Program Description section, which follows the table.

Table TX0-4

(dollars in thousands)

Division/Program and Activity	Dollars in Thousands					Full-Time Equivalents				
	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020
(1000) TAX INCREMENT FINANCING (TIF) PROGRAM										
(1100) Tax Increment Financing (TIF) Program	47,790	44,492	64,352	56,340	-8,012	0.0	0.0	0.0	0.0	0.0
SUBTOTAL (1000) TAX INCREMENT FINANCING (TIF) PROGRAM	47,790	44,492	64,352	56,340	-8,012	0.0	0.0	0.0	0.0	0.0
TOTAL APPROVED OPERATING BUDGET	47,790	44,492	64,352	56,340	-8,012	0.0	0.0	0.0	0.0	0.0

(Change is calculated by whole numbers and numbers may not add up due to rounding)

Note: For more detailed information regarding the approved funding for the activities within this agency's programs, please see **Schedule 30-PBB Program Summary by Activity** in the **FY 2021 Operating Appendices** located on the Office of the Chief Financial Officer's website. "No Activity Assigned" indicates budget or actuals that are recorded at the division/program level.

Program Description

The Tax Increment Financing Program operates through the following program:

Tax Increment Financing – provides budget authority pursuant to the Tax Increment Financing Act of 1998, which established a TIF program to support economic development projects that would not be developed "but for" public financial assistance. The initiative was reauthorized by the Tax Increment Financing Reauthorization Act of 2002 and the Tax Increment Financing Reauthorization Amendment Act of 2017. In addition, the District Council approved other project-based tax-supported revenue bonds, including Tax Increment Financings, outside the scope of the TIF Act.

This program contains the following 6 projects:

- **Gallery Place** – a mixed-use project that opened in the summer of 2004 and has an estimated debt service payment of \$4,310,500;
- **The Mandarin Oriental Hotel** – opened in March 2004 and has an estimated debt service payment of \$4,509,125;
- **Verizon Center** – funded improvements at the arena, now known as Capital One Arena, to be repaid using an incremental tax of 4.25 percent on merchandise and tickets sold at the venue, with an estimated debt service payment of \$3,695,098;
- **City Market at O Street** – a mixed-use development project under construction that has an estimated debt service payment of \$2,442,156;
- **Special Retail and Great Streets** – smaller TIF financings issued under a special retail TIF program in the downtown area and retail or mixed-use projects located in Great Streets areas. Estimated debt service for debt issued under these programs is \$715,843; and
- **Convention Center Hotel** – the project opened in May of 2014 and has an estimated debt service of \$8,079,300.

In addition, the budget includes estimated debt service for the following projects expected to be under construction during FY 2021:

- **Skyland** – a mixed-use development project with an estimated debt service payment of \$685,560 to be paid from capitalized interest;
- **Bryant Street** – a residential/retail development project with an estimated debt service payment of \$733,550 to be paid from capitalized interest;
- **Union Market** – a multi-phased, mixed-use development with an estimated debt service payment of \$4,944,000 to be paid from capitalized interest; and
- **Brookland Manor** – a multi-phased mixed-use development containing retail, market rate and affordable housing with a debt service payment of \$2,080,000 to be paid from capitalized interest.

For certain projects, a revenue contingency totaling \$24,145,127 is budgeted if projected revenues are higher than minimum debt service payments, in accordance with the bond agreements. Depending on the structure of bond documents, such additional revenues may be used to pre-pay principal on TIF financings, reserved for future debt service payments, or returned to the District's General Fund. For FY 2021, the District is expected to be entitled to refunds from the Gallery Place and Mandarin bond trustees totaling \$9,118,644. This is the amount by which estimated tax increments from the Gallery Place and Mandarin projects exceed scheduled bond debt service. The District also expects to be entitled to \$2,000,000 from the Convention Center Hotel project in accordance with bond agreement provisions on distributing excess revenues. The transfer of these excess revenues to the General Fund will be funded within the revenue contingency budget.

Program Structure Change

The Tax Increment Financing (TIF) Program has no program structure changes in the FY 2021 approved budget.

FY 2020 Approved Budget to FY 2021 Approved Budget, by Revenue Type

Table TX0-5 itemizes the changes by revenue type between the FY 2020 approved budget and the FY 2021 approved budget. For a more comprehensive explanation of changes, please see the FY 2021 Approved Budget Changes section, which follows the table.

Table TX0-5

(dollars in thousands)

DESCRIPTION	DIVISION/PROGRAM	BUDGET	FTE
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2020 Approved Budget and FTE			
		64,352	0.0
Decrease: To align budget with projected revenues	Tax Increment Financing (TIF) Program	-8,012	0.0
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2021 Mayor's Proposed Budget			
		56,340	0.0
No Change		0	0.0
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2021 District's Approved Budget			
		56,340	0.0
GROSS FOR TX0 - TAX INCREMENT FINANCING (TIF) PROGRAM		56,340	0.0

(Change is calculated by whole numbers and numbers may not add up due to rounding)

FY 2021 Approved Budget Changes

The Tax Increment Financing Program's approved FY 2021 gross budget is \$56,340,258, which represents a 12.5 percent decrease from its FY 2020 approved gross budget of \$64,352,319. The budget is comprised entirely of Enterprise and Other Funds - Dedicated Taxes.

Mayor's Proposed Budget

Decrease: The FY 2021 proposed budget for the Tax Increment Financing program includes a decrease of \$8,012,061 attributed to a decrease in projected tax revenues as provided by the Office of Revenue Analysis.

District's Approved Budget

No Change: The Tax Increment Financing (TIF) Program's budget reflects no change from the Mayor's proposed budget to the District's approved budget.