

2016 General Election November 8, 2016

Auburn School District #408

School Construction and Replacement General Obligation Bonds



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Section 1

Summary





2016 General Election November 8, 2016

Auburn School District #408

Superintendent's Recommendation

The Superintendent's recommendation was presented to the Board of Directors at the June 13, 2016 meeting.

Resolution No. 1220--School Construction and Replacement General Obligation Bonds--\$456,056,000

Resolution No. 1220--School Construction and Replacement General Obligation Bonds, requests the King County Manager of Records and Elections and the Pierce County Auditor to call and conduct an election on November 8, 2016, to submit to the voters of the Auburn School District Proposition 1 titled "School Construction and Replacement General Obligation Bonds - \$456,056,000." The proposition would authorize the district to construct and equip two new elementary schools; rebuild Olympic Middle School and Chinook, Dick Scobee, Lea Hill, Pioneer, and Terminal Park Elementary schools, increasing enrollment capacity and accommodating class-size reduction to issue \$456,056,000 of general obligation bonds maturing within a maximum term of 20 years, and to levy excess property taxes annually to repay the bonds.

This resolution is based upon the recommendations from the community's work through the ad hoc committee process with a focus of meeting the needs of student population growth, class-size reduction, and modernization to enable comparable program opportunities at all facilities.

Recommendation: That the board adopt Resolution No. 1220--School Construction and Replacement General Obligation Bonds as presented.



Ballot Proposition

PROPOSITION NO. 1

AUBURN SCHOOL DISTRICT NO. 408

SCHOOL CONSTRUCTION AND REPLACEMENT GENERAL OBLIGATION BONDS - \$456,056,000

The Board of Directors of Auburn School District No. 408 approved a proposition for bonds. This proposition would authorize the District to construct and equip two new elementary schools; rebuild Olympic Middle School and Chinook, Dick Scobee, Lea Hill, Pioneer, and Terminal Park Elementary schools, increasing enrollment capacity and accommodating class size reduction; to issue \$456,056,000 of general obligation bonds maturing within a maximum term of 20 years, and to levy excess property taxes annually to repay the bonds, all as provided in Resolution No. 1220. Should this proposition be:

APPROVED?

REJECTED?

Explanatory Statement

The Board of Directors of the Auburn School District No. 408 adopted Resolution No. 1220 concerning a proposition to reduce overcrowding, modernize learning environments, and improve safety. This proposition will authorize the District to construct and equip two new elementary schools; rebuild and equip Chinook Elementary, Dick Scobee Elementary, Lea Hill Elementary, Pioneer Elementary, Terminal Park Elementary schools and Olympic Middle School. The funds may also be used to acquire sites as needed to accomplish these capital projects. The proposition authorizes the District to issue \$456,056,000 of general obligation bonds and to levy property taxes annually to repay the bonds over a period of 20 years.

The Difference Between a Levy and a Bond



With a bond proposition, the district would receive funding up front which then would be paid off over a period of twenty years. This is similar to a home mortgage in which dollars are initially provided to purchase a home and is then repaid over a period of time.

Having the funding available at the start, the district can finance large, multi-year construction projects like the ones outlined in the proposition. **Bonds are for building.**

Levy funds are made available to the district in smaller increments as taxes are collected twice per year. The district is not able to spend levy funds until funds are collected. The smaller amounts of a capital levy typically restrict projects to smaller, short-term items such as upgrades to facilities, building system improvements, equipment such as ion the technology levy. **Levies are for learning.**



Proposed Projects

The District shall make the following capital improvements (the “Improvements”):

- Acquire, construct and equip two new elementary schools;
- Rebuild and enlarge (including equipping) Chinook Elementary School;
- Rebuild and enlarge (including equipping) Dick Scobee Elementary School;
- Rebuild and enlarge (including equipping) Lea Hill Elementary School;
- Rebuild and enlarge (including equipping) Pioneer Elementary School;
- Rebuild and enlarge (including equipping) Terminal Park Elementary School; and
- Rebuild and enlarge (including equipping) Olympic Middle School.

In connection with the foregoing Improvements, the District may also acquire sites as needed in order to accomplish the Improvements and the cost of acquisition shall be considered part of the Improvements. The cost of all necessary planning, architectural, engineering, and other consulting services, inspection and testing, administrative and relocation expenses, demolition, site work, on and off-site utilities, related improvements, including but not limited to parking, driveways, entry ways, landscaping and related athletic facilities and other costs incurred in connection with the making of the foregoing capital improvements shall be deemed a part of the costs of the Improvements. Such Improvements shall include all necessary furniture, equipment and appurtenances.

Election Requirements

To pass, bonds must validate two ways:

- A minimum 60% “yes” vote
- A minimum voter turnout of 40% of the voters who cast ballots in the last general election within the district

A sixty percent supermajority is no longer needed for levies, but is still needed for bonds.

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For the 2016 election, validation is calculated as follows:

	King County	Pierce County	Total
Active, registered voters who voted in the last General Election (11-3-15)	11,493	962	12,455
40% of votes cast-minimum to validate	4,597	385	4,982
60% “yes” votes	2,758	231	2,989

For the School Construction and Replacement Bond to pass, a minimum of 4,982 votes must be cast AND out of the number of votes cast, over 60% must vote yes.

COMBINED LEVY AMOUNTS AND TAX RATES 2013-2022

Base Assumptions King & Pierce Co AV	Tax Year 2013	Tax Year 2014	Tax Year 2015	Tax Year 2016	Tax Year 2017	Tax Year 2018	Tax Year 2019	Tax Year 2020	Tax Year 2021	Tax Year 2022
Assessed Valuation per \$1,000	(actual) \$7,786,048	(actual) \$8,311,148	(actual) \$9,376,578	(actual) \$10,057,252	(projected) \$10,358,969	(projected) \$10,669,738	(projected) \$10,989,831	(projected) \$11,319,526	(projected) \$11,659,111	(projected) \$12,008,885
Assessed Valuation % of change	-4.42%	6.74%	12.82%	7.26%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Educational Program & Operations Levy	Tax Year 2013	Tax Year 2014	Tax Year 2015	Tax Year 2016	Tax Year 2017	Tax Year 2018	Tax Year 2019	Tax Year 2020	Tax Year 2021	Tax Year 2022
Levy Amount	\$30,850,000	\$32,054,000	\$36,192,000	\$38,928,000	(projected) \$40,700,000	(projected) \$43,000,000	(projected) \$45,400,000	(projected) \$47,750,000	(projected) \$49,183,000	(projected) \$50,658,000
Projected Tax Rate	\$4.05	\$4.16	\$4.31	\$4.45	\$3.93	\$4.03	\$4.13	\$4.22	\$4.22	\$4.22
Actual Tax Rate	\$3.96	\$3.86	\$3.86	\$3.87						
Technology Levy	Tax Year 2013	Tax Year 2014	Tax Year 2015	Tax Year 2016	Tax Year 2017	Tax Year 2018	Tax Year 2019	Tax Year 2020	Tax Year 2021	Tax Year 2022
Levy Amount	\$0	\$0	\$0	\$3,670,000	(projected) \$3,665,000	(projected) \$3,665,000	(projected) \$3,665,000	(projected) \$3,665,000	(projected) \$0	(projected) \$0
Projected Tax Rate	\$0.00	\$0.00	\$0.00	\$0.38	\$0.35	\$0.34	\$0.33	\$0.32	\$0.00	\$0.00
Actual Tax Rate	\$0.00	\$0.00	\$0.00	\$0.36						
Capital Improvements Levy	Tax Year 2013	Tax Year 2014	Tax Year 2015	Tax Year 2016	Tax Year 2017	Tax Year 2018	Tax Year 2019	Tax Year 2020	Tax Year 2021	Tax Year 2022
Levy Amount	\$3,900,000	\$4,400,000	\$8,070,000	\$0	(projected) \$0	(projected) \$0	(projected) \$0	(projected) \$0	(projected) \$0	(projected) \$0
Projected Tax Rate	\$0.61	\$0.55	\$0.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Actual Tax Rate	\$0.50	\$0.53	\$0.86	\$0.00						
Debt Service	Tax Year 2013	Tax Year 2014	Tax Year 2015	Tax Year 2016	Tax Year 2017	Tax Year 2018	Tax Year 2019	Tax Year 2020	Tax Year 2021	Tax Year 2022
Current Debt Service	\$16,809,000	\$17,591,000	\$13,319,000	\$17,070,000	(projected) \$16,722,000	(projected) \$16,273,000	(projected) \$15,762,000	(projected) \$15,333,000	(projected) \$16,337,000	(projected) \$15,580,000
New Debt Service					\$9,730,000	\$10,103,000	\$10,505,000	\$10,951,000	\$14,515,000	\$16,195,000
Projected Tax Rate	\$1.55	\$1.52	\$1.42	\$1.78	\$2.58	\$2.49	\$2.40	\$2.32	\$2.65	\$2.65
Actual Tax Rate	\$2.16	\$2.12	\$1.42	\$1.59						
Combined Issues	Tax Year 2013	Tax Year 2014	Tax Year 2015	Tax Year 2016	Tax Year 2017	Tax Year 2018	Tax Year 2019	Tax Year 2020	Tax Year 2021	Tax Year 2022
Combined Levy Amt.	\$51,559,000	\$54,045,000	\$57,581,000	\$59,668,000	(projected) \$70,817,000	(projected) \$73,041,000	(projected) \$75,332,000	(projected) \$77,699,000	(projected) \$80,035,000	(projected) \$82,433,000
Projected Tax Rate	\$6.21	\$6.23	\$6.59	\$6.61	\$6.86	\$6.86	\$6.86	\$6.86	\$6.86	\$6.86
Actual Tax Rate	\$6.62	\$6.50	\$6.14	\$5.83						

LEVY COMPARISONS 2013-2021

EDUCATIONAL PROGRAM & OPERATIONS LEVY (M & O)									
	ESTIMATED AT ELECTION				ACTUAL AT COLLECTION			Change	Annual Cost Change Prev Year
Tax Year	Assessed Value per \$1000	Property Value	Rate per \$1,000	Annual Cost	Assessed Value per \$1000	Rate per \$1,000	Annual Cost	from Estim to Actual	
2013	\$8,289,950	\$250,000	\$2.98	\$745.00	\$7,786,048	\$3.96	\$990.00	\$245.00	
2014	\$8,555,228	\$250,000	\$2.98	\$745.00	\$8,311,148	\$3.86	\$965.00	\$220.00	(\$25.00)
2015	\$9,376,578	\$250,000	\$3.86	\$965.00	\$9,376,578	\$3.86	\$965.00	\$0.00	\$0.00
2016	\$9,578,461	\$250,000	\$3.93	\$982.24					
2017	\$10,358,969	\$250,000	\$3.93	\$982.24					
2018	\$10,669,738	\$250,000	\$4.03	\$1,007.52					
2019	\$10,989,831	\$250,000	\$4.13	\$1,032.77					
2020	\$11,319,526	\$250,000	\$4.22	\$1,054.59					
2021	\$11,659,111	\$250,000	\$4.22	\$1,054.60					
TECHNOLOGY LEVY									
	ESTIMATED AT ELECTION				ACTUAL AT COLLECTION			Change	Annual Cost Change Prev Year
Tax Year	Assessed Value per \$1000	Property Value	Rate per \$1,000	Annual Cost	Assessed Value per \$1000	Rate per \$1,000	Annual Cost	from Estim to Actual	
2013	\$8,289,950	\$250,000	\$0.00	\$0.00	\$7,786,048	\$0.00	\$0.00	\$0.00	
2014	\$8,555,228	\$250,000	\$0.00	\$0.00	\$8,311,148	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$9,376,578	\$250,000	\$0.00	\$0.00	\$9,376,578	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$9,578,461	\$250,000	\$0.36	\$90.00					
2017	\$10,358,969	\$250,000	\$0.35	\$87.50					
2018	\$10,669,738	\$250,000	\$0.34	\$85.00					
2019	\$10,989,831	\$250,000	\$0.33	\$82.50					
2020	\$11,319,526	\$250,000	\$0.32	\$80.00					
2021	\$11,659,111	\$250,000	\$0.00	\$0.00					
CAPITAL IMPROVEMENTS LEVY & SCHOOL BUS LEVY									
	ESTIMATED AT ELECTION				ACTUAL AT COLLECTION			Change	Annual Cost Change Prev Year
Tax Year	Assessed Value per \$1000	Property Value	Rate per \$1,000	Annual Cost	Assessed Value per \$1000	Rate per \$1,000	Annual Cost	from Estim to Actual	
2013	\$8,289,950	\$250,000	\$1.27	\$317.50	\$7,786,048	\$0.50	\$125.00	(\$192.50)	
2014	\$8,555,228	\$250,000	\$0.61	\$152.50	\$8,311,148	\$0.53	\$132.50	(\$20.00)	\$7.50
2015	\$9,376,578	\$250,000	\$0.55	\$137.50	\$9,376,578	\$0.86	\$215.00	\$77.50	\$82.50
2016	\$9,578,461	\$250,000	\$0.00	\$0.00					
2017	\$10,358,969	\$250,000	\$0.00	\$0.00					
2018	\$10,669,738	\$250,000	\$0.00	\$0.00					
2019	\$10,989,831	\$250,000	\$0.00	\$0.00					
2020	\$11,319,526	\$250,000	\$0.00	\$0.00					
2021	\$11,659,111	\$250,000	\$0.00	\$0.00					
DEBT SERVICE LEVY									
	ESTIMATED AT ELECTION				ACTUAL AT COLLECTION			Change	Annual Cost Change Prev Year
Tax Year	Assessed Value per \$1000	Property Value	Rate per \$1,000	Annual Cost	Assessed Value per \$1000	Rate per \$1,000	Annual Cost	from Estim to Actual	
2013	\$8,289,950	\$250,000	\$1.55	\$387.50	\$7,786,048	\$2.16	\$539.72	\$152.22	
2014	\$8,555,228	\$250,000	\$2.01	\$502.50	\$8,311,148	\$2.12	\$529.14	\$26.64	(\$10.58)
2015	\$9,376,578	\$250,000	\$1.86	\$465.00	\$9,376,578	\$1.42	\$355.11	(\$109.89)	(\$174.03)
2016	\$9,578,461	\$250,000	\$1.59	\$397.45					
2017	\$10,358,969	\$250,000	\$2.58	\$645.00					
2018	\$10,669,738	\$250,000	\$2.49	\$622.50					
2019	\$10,989,831	\$250,000	\$2.40	\$600.00					
2020	\$11,319,526	\$250,000	\$2.32	\$580.50					
2021	\$11,659,111	\$250,000	\$2.65	\$661.54					
COMBINED LEVIES									
	ESTIMATED AT ELECTION				ACTUAL AT COLLECTION			Change	Annual Cost Change Prev Year
Tax Year	Assessed Value per \$1000	Property Value	Rate per \$1,000	Annual Cost	Assessed Value per \$1000	Rate per \$1,000	Annual Cost	from Estim to Actual	
2013	\$8,289,950	\$250,000	\$4.53	\$1,132.50	\$7,786,048	\$6.62	\$1,655.00	\$522.50	
2014	\$8,555,228	\$250,000	\$4.99	\$1,247.50	\$8,311,148	\$6.50	\$1,625.00	\$377.50	(\$30.00)
2015	\$9,376,578	\$250,000	\$5.72	\$1,430.00	\$9,376,578	\$6.14	\$1,535.00	\$105.00	(\$90.00)
2016	\$9,578,461	\$250,000	\$5.88	\$1,469.69					
2017	\$10,358,969	\$250,000	\$6.86	\$1,714.74					
2018	\$10,669,738	\$250,000	\$6.86	\$1,715.02					
2019	\$10,989,831	\$250,000	\$6.86	\$1,715.27					
2020	\$11,319,526	\$250,000	\$6.86	\$1,715.09					
2021	\$11,659,111	\$250,000	\$6.86	\$1,716.15					



Section 2

School Construction and Replacement Bond





Introduction

Since the mid-1970s Citizen Ad Hoc Committees have convened to provide recommendations to the School Board of the Auburn School District to address the facility demands of student population growth. This bond proposition takes the next step towards the implementation of the most recent recommendations by providing the fiscal resources to meet the essential needs.

In January of 2015, an Ad Hoc Committee comprised of 60 community members convened to examine enrollments, capacity and future needs of the schools in the district and determine how to best accommodate the growing population and to incorporate the legislative changes in class size that are putting further pressure on the existing facilities. To accomplish this work, two sub-committees were created. One addressed the attendance areas and the other addressed the facility and capacity needs. The Facilities Ad Hoc Subcommittee examined accommodating growth and class size reductions over the next 10 years and the Attendance Ad Hoc Subcommittee reviewed boundary changes to balance school enrollments at the elementary and middle levels for the next three years.

For the purposes of this publication, only the Facilities Subcommittee recommendations relevant to the bond proposition are listed below. The full report including all recommendations can be found at <http://www.auburn.wednet.edu/Page/15089>.

- 1.1 Build new and replacement elementary schools with a capacity for 650 students.
- 1.2 Conduct a comprehensive planning process to prepare education specifications that will define the design requirements for new and replacement elementary schools and ensure these facilities will fully accommodate the educational programs, support facilities and operational needs of a school with 650 students.
- 1.3 Re-evaluate the establishment of a capacity of 650 students in new and replacement elementary schools if there is a significant change in the school district's enrollment growth or class size standards.

- 2.1 Replace the following schools within 10 years: Chinook, Dick Scobee, Lea Hill, Pioneer, Terminal Park and Olympic. It would be preferred to have these schools replaced at their current sites to maximize state matching funds and to maintain the existing school community. (The list of schools is in no particular order for replacement.)

- 3.1 Build two new elementary schools within 4 years and do not build any middle or high schools within the next 10 years.
- 3.2 Keep property owned by Auburn School District for use as future school sites; acquire property for two new elementary schools as soon as possible and property for a third elementary within 10 years.



- 3.3 Utilize portable classrooms on a short-term basis to address a shortage of classroom space resulting from enrollment growth and class-size reductions.
- 3.4 The need for and use of interim school facilities should be determined by the school district as part of the planning and design process for replacement schools and should consider the cost impacts, effect on school activities and effect on students and their families.

Funding Plan

AUBURN SCHOOL DISTRICT NO. 408 BOND PROPOSITION FUNDING PLAN

Projects	Estimated Expenditures
Elementary School #15	\$62,463,830
Elementary School #16	\$64,962,383
Olympic Middle School Replacement	\$90,190,725
Interim Schools	\$6,059,854
Dick Scobee Elementary Replacement	\$52,418,353
Pioneer Elementary Replacement	\$58,773,894
Chinook Elementary Replacement	\$59,116,202
Terminal Park Elementary Replacement	\$55,492,581
Lea Hill Elementary Replacement	\$65,091,138
Estimated Expenditure Total	\$514,568,960
Less State Matching Funds - Received	(\$10,124,268)
Less State Matching Funds - Projected	(\$48,384,692)
BOND PROPOSITION AMOUNT	\$456,060,000



DEBT SERVICE

**Assessed Valuation includes both King and Pierce Counties*

TABLE 3A CURRENT DEBT SERVICE

TAX YEAR	ASSESSED VALUATION (000s)	Rate per \$1,000	DEBT SERVICE AMOUNT
2016	\$ 10,057,252	\$ 1.70	\$ 17,070,000
2017	\$ 10,358,969	\$ 1.61	16,722,000
2018	\$ 10,669,738	\$ 1.53	16,273,000
2019	\$ 10,989,831	\$ 1.43	15,762,000
2020	\$ 11,319,526	\$ 1.35	15,333,000
2021	\$ 11,659,111	\$ 1.40	16,337,000
2022	\$ 12,008,885	\$ 1.30	15,580,000
2023	\$ 12,369,151	\$ 1.19	14,740,000
2024	\$ 12,740,226	\$ 1.08	13,822,000
2025	\$ 13,122,432	\$ 0.98	12,815,000
2026	\$ 13,516,105	\$ 0.87	11,717,000
2027	\$ 13,921,589	\$ 0.76	10,518,000
2028	\$ 14,339,236	\$ 0.64	9,220,000
2029	\$ 14,769,413	\$ 0.53	7,805,000
2030	\$ 15,212,496	\$ 0.41	6,273,000
2031	\$ 15,668,871	\$ 0.29	4,618,000
2032	\$ 16,138,937	\$ 0.18	2,835,000
2033	\$ 16,623,105	\$ 0.05	908,000
2034	\$ 17,121,798	-	-
2035	\$ 17,635,452	-	-
2036	\$ 18,164,516	-	-
2037	\$ 18,709,451	-	-
2038	\$ 19,270,735	-	-
2039	\$ 19,848,857	-	-
2040	\$ 20,444,322	-	-
Total Current Debt Service			\$ 208,348,000

TABLE 3B NEW DEBT SERVICE PROJECTIONS

2016 Bond Proposition Total		1st Issue in 2016 \$95,100,000		2nd Issue in 2018 \$106,510,000		3rd Issue in 2020 \$86,540,000		4th Issue in 2021 \$71,320,000		5th Issue in 2023 \$62,770,000		6th Issue in 2024 \$33,820,000	
TAX YEAR	ASSESSED VALUATION (000s)	Rate per \$1,000	DEBT SERVICE AMOUNT	Rate per \$1,000	DEBT SERVICE AMOUNT	Rate per \$1,000	DEBT SERVICE AMOUNT	Rate per \$1,000	DEBT SERVICE AMOUNT	Rate per \$1,000	DEBT SERVICE AMOUNT	Rate per \$1,000	DEBT SERVICE AMOUNT
2016	\$ 10,057,252	-	-	-	-	-	-	-	-	-	-	-	-
2017	\$ 10,358,969	\$ 0.94	\$ 9,730,000	-	-	-	-	-	-	-	-	-	-
2018	\$ 10,669,738	\$ 0.95	\$ 10,103,000	-	-	-	-	-	-	-	-	-	-
2019	\$ 10,989,831	\$ 0.40	\$ 4,432,000	\$ 0.55	\$ 6,073,000	-	-	-	-	-	-	-	-
2020	\$ 11,319,526	\$ 0.41	\$ 4,655,000	\$ 0.56	\$ 6,296,000	-	-	-	-	-	-	-	-
2021	\$ 11,659,111	\$ 0.35	\$ 4,060,000	\$ 0.49	\$ 5,699,000	\$ 0.41	\$ 4,756,000	-	-	-	-	-	-
2022	\$ 12,008,885	\$ 0.29	\$ 3,466,000	\$ 0.42	\$ 5,083,000	\$ 0.34	\$ 4,143,000	\$ 0.29	\$ 3,503,000	-	-	-	-
2023	\$ 12,369,151	\$ 0.35	\$ 4,359,000	\$ 0.45	\$ 5,532,000	\$ 0.37	\$ 4,597,000	\$ 0.28	\$ 3,503,000	-	-	-	-
2024	\$ 12,740,226	\$ 0.29	\$ 3,723,000	\$ 0.41	\$ 5,205,000	\$ 0.34	\$ 4,271,000	\$ 0.27	\$ 3,503,000	\$ 0.25	\$ 3,189,000	-	-
2025	\$ 13,122,432	\$ 0.29	\$ 3,791,000	\$ 0.40	\$ 5,244,000	\$ 0.33	\$ 4,320,000	\$ 0.27	\$ 3,503,000	\$ 0.25	\$ 3,224,000	\$ 0.14	\$ 1,829,000
2026	\$ 13,516,105	\$ 0.38	\$ 5,081,000	\$ 0.41	\$ 5,601,000	\$ 0.34	\$ 4,662,000	\$ 0.26	\$ 3,503,000	\$ 0.22	\$ 3,012,000	\$ 0.16	\$ 2,193,000
2027	\$ 13,921,589	\$ 0.45	\$ 6,216,000	\$ 0.43	\$ 5,979,000	\$ 0.36	\$ 5,041,000	\$ 0.25	\$ 3,503,000	\$ 0.22	\$ 3,012,000	\$ 0.18	\$ 2,574,000
2028	\$ 14,339,236	\$ 0.62	\$ 8,830,000	\$ 0.44	\$ 6,374,000	\$ 0.38	\$ 5,444,000	\$ 0.24	\$ 3,503,000	\$ 0.21	\$ 3,012,000	\$ 0.11	\$ 1,562,000
2029	\$ 14,769,413	\$ 0.71	\$ 10,535,000	\$ 0.46	\$ 6,793,000	\$ 0.40	\$ 5,873,000	\$ 0.24	\$ 3,503,000	\$ 0.20	\$ 3,012,000	\$ 0.11	\$ 1,562,000
2030	\$ 15,212,496	\$ 0.81	\$ 12,339,000	\$ 0.48	\$ 7,239,000	\$ 0.42	\$ 6,325,000	\$ 0.23	\$ 3,503,000	\$ 0.20	\$ 3,012,000	\$ 0.10	\$ 1,562,000
2031	\$ 15,668,871	\$ 0.91	\$ 14,260,000	\$ 0.49	\$ 7,709,000	\$ 0.43	\$ 6,800,000	\$ 0.22	\$ 3,503,000	\$ 0.19	\$ 3,012,000	\$ 0.10	\$ 1,562,000
2032	\$ 16,138,937	\$ 1.01	\$ 16,286,000	\$ 0.51	\$ 8,204,000	\$ 0.45	\$ 7,301,000	\$ 0.22	\$ 3,503,000	\$ 0.19	\$ 3,012,000	\$ 0.10	\$ 1,562,000
2033	\$ 16,623,105	\$ 0.54	\$ 9,017,000	\$ 0.72	\$ 11,903,000	\$ 0.59	\$ 9,745,000	\$ 0.47	\$ 7,843,000	\$ 0.18	\$ 3,012,000	\$ 0.09	\$ 1,562,000
2034	\$ 17,121,798	\$ 0.33	\$ 5,648,000	\$ 1.10	\$ 18,760,000	\$ 0.47	\$ 8,108,000	\$ 0.48	\$ 8,220,000	\$ 0.18	\$ 3,012,000	\$ 0.09	\$ 1,562,000
2035	\$ 17,635,452	\$ 0.33	\$ 5,889,000	\$ 1.10	\$ 19,417,000	\$ 0.47	\$ 8,337,000	\$ 0.17	\$ 3,075,000	\$ 0.48	\$ 8,387,000	\$ 0.09	\$ 1,562,000
2036	\$ 18,164,516	\$ 0.34	\$ 6,132,000	\$ 0.84	\$ 15,264,000	\$ 0.47	\$ 8,566,000	\$ 0.44	\$ 7,915,000	\$ 0.48	\$ 8,631,000	\$ 0.09	\$ 1,562,000
2037	\$ 18,709,451	-	-	\$ 0.92	\$ 17,204,000	\$ 0.54	\$ 10,082,000	\$ 0.56	\$ 10,500,000	\$ 0.54	\$ 10,163,000	\$ 0.08	\$ 1,562,000
2038	\$ 19,270,735	-	-	\$ 1.24	\$ 23,909,000	\$ 0.54	\$ 10,382,000	\$ 0.56	\$ 10,803,000	\$ 0.23	\$ 4,341,000	\$ 0.08	\$ 1,562,000
2039	\$ 19,848,857	-	-	-	-	\$ 1.12	\$ 22,175,000	\$ 0.67	\$ 13,370,000	\$ 0.67	\$ 13,346,000	\$ 0.18	\$ 3,637,000
2040	\$ 20,444,322	-	-	-	-	\$ 0.63	\$ 12,874,000	\$ 0.67	\$ 13,756,000	\$ 0.67	\$ 13,737,000	\$ 0.67	\$ 13,733,000
Total Projected Debt Service			\$148,552,000		\$193,488,000		\$153,802,000		\$114,015,000		\$ 92,126,000		\$ 41,148,000
Total Principal			\$ 95,100,000		\$106,510,000		\$ 86,540,000		\$ 71,320,000		\$ 62,770,000		\$ 33,820,000
Total Interest (estimated)			\$ 53,452,000		\$ 86,978,000		\$ 67,262,000		\$ 42,695,000		\$ 29,356,000		\$ 7,328,000



TABLE 3C COMBINED DEBT SERVICE PROJECTION

TAX YEAR	ASSESSED VALUATION (000s)	CURRENT		PROJECTED NEW		TOTAL PROJECTED	
		Rate per \$1,000	DEBT SERVICE AMOUNT	Rate per \$1,000	DEBT SERVICE AMOUNT	Rate per \$1,000*	DEBT SERVICE AMOUNT*
2016	\$ 10,057,252	\$ 1.70	\$ 17,070,000	\$ -	\$ 16,019,000	\$ 1.59	\$ 16,019,000
2017	\$ 10,358,969	\$ 1.61	16,722,000	\$ 0.94	\$ 9,730,000	\$ 2.58	\$ 26,744,000
2018	\$ 10,669,738	\$ 1.53	16,273,000	\$ 0.95	\$ 10,103,000	\$ 2.49	\$ 26,578,000
2019	\$ 10,989,831	\$ 1.43	15,762,000	\$ 0.96	\$ 10,505,000	\$ 2.40	\$ 26,372,000
2020	\$ 11,319,526	\$ 1.35	15,333,000	\$ 0.97	\$ 10,951,000	\$ 2.32	\$ 26,284,000
2021	\$ 11,659,111	\$ 1.40	16,337,000	\$ 1.24	\$ 14,515,000	\$ 2.65	\$ 30,852,000
2022	\$ 12,008,885	\$ 1.30	15,580,000	\$ 1.35	\$ 16,195,000	\$ 2.65	\$ 31,775,000
2023	\$ 12,369,151	\$ 1.19	14,740,000	\$ 1.45	\$ 17,991,000	\$ 2.65	\$ 32,732,000
2024	\$ 12,740,226	\$ 1.08	13,822,000	\$ 1.56	\$ 16,168,000	\$ 2.65	\$ 33,714,000
2025	\$ 13,122,432	\$ 0.98	12,815,000	\$ 1.67	\$ 18,120,000	\$ 2.65	\$ 34,727,000
2026	\$ 13,516,105	\$ 0.87	11,717,000	\$ 1.78	\$ 24,052,000	\$ 2.65	\$ 35,770,000
2027	\$ 13,921,589	\$ 0.76	10,518,000	\$ 1.89	\$ 26,325,000	\$ 2.65	\$ 36,843,000
2028	\$ 14,339,236	\$ 0.64	9,220,000	\$ 2.00	\$ 28,725,000	\$ 2.65	\$ 37,945,000
2029	\$ 14,769,413	\$ 0.53	7,805,000	\$ 2.12	\$ 31,278,000	\$ 2.65	\$ 39,084,000
2030	\$ 15,212,496	\$ 0.41	6,273,000	\$ 2.23	\$ 33,980,000	\$ 2.65	\$ 40,253,000
2031	\$ 15,668,871	\$ 0.29	4,618,000	\$ 2.35	\$ 36,846,000	\$ 2.65	\$ 41,464,000
2032	\$ 16,138,937	\$ 0.18	2,835,000	\$ 2.47	\$ 39,868,000	\$ 2.65	\$ 42,704,000
2033	\$ 16,623,105	\$ 0.05	908,000	\$ 2.59	\$ 43,082,000	\$ 2.65	\$ 43,991,000
2034	\$ 17,121,798	-	-	\$ 2.65	\$ 45,310,000	\$ 2.65	\$ 45,310,000
2035	\$ 17,635,452	-	-	\$ 2.65	\$ 46,667,000	\$ 2.65	\$ 46,667,000
2036	\$ 18,164,516	-	-	\$ 2.65	\$ 48,070,000	\$ 2.65	\$ 48,070,000
2037	\$ 18,709,451	-	-	\$ 2.65	\$ 49,511,000	\$ 2.65	\$ 49,510,000
2038	\$ 19,270,735	-	-	\$ 2.65	\$ 50,997,000	\$ 2.65	\$ 50,998,000
2039	\$ 19,848,857	-	-	\$ 2.65	\$ 52,528,000	\$ 2.65	\$ 52,528,000
2040	\$ 20,444,322	-	-	\$ 2.65	\$ 54,100,000	\$ 2.65	\$ 54,099,000

*Includes Debt Service Fund Increases/Decreases



Section 3

Supporting Data





PROPERTY TAX - HISTORY

Table 5A Tax Rates 1978 through 2016

TAX YEAR	ASSESSED VALUATION	% OF CHANGE	EDUCATION PROGRAMS LEVY AMOUNT	EDUCATION PROGRAMS TAX RATE	DEBT SERVICE LEVY AMOUNT	DEBT SERVICE TAX RATE	BUS/CAPITAL LEVY AMOUNT	BUS/CAPITAL LEVY TAX RATE	TECH LEVY AMOUNT	TECH LEVY TAX RATE	COMBINED LEVY AMOUNT	COMBINED TAX RATE
1978	\$585,944,005		\$3,977,525	\$6.79	\$1,384,575	\$2.36	X	X	X	X	\$5,362,100	\$9.15
1979	\$687,658,766	17.36%	\$3,067,622	\$4.46	\$1,400,000	\$2.04	X	X	X	X	\$4,467,622	\$6.50
1980	\$829,742,817	20.66%	\$1,736,937	\$2.09	\$1,500,000	\$1.81	X	X	X	X	\$3,236,937	\$3.90
1981	\$1,409,486,264	69.87%	\$1,212,736	\$0.86	\$2,500,000	\$1.77	X	X	X	X	\$3,712,736	\$2.63
1982	\$1,632,389,969	15.81%	\$1,352,950	\$0.83	\$2,400,000	\$1.47	X	X	X	X	\$3,752,950	\$2.30
1983	\$1,898,999,948	16.33%	\$1,750,000	\$0.92	\$2,000,000	\$1.05	X	X	X	X	\$3,750,000	\$1.97
1984	\$1,534,362,981	(19.20%)	\$1,850,000	\$1.21	\$1,906,653	\$1.24	X	X	X	X	\$3,756,653	\$2.45
1985	\$1,628,085,596	6.11%	\$2,546,582	\$1.56	\$1,929,989	\$1.19	X	X	X	X	\$4,476,571	\$2.75
1986	\$1,656,020,959	1.72%	\$2,940,000	\$1.78	\$1,552,706	\$0.94	X	X	X	X	\$4,492,706	\$2.71
1987	\$1,737,560,563	4.92%	\$4,827,465	\$2.78	\$2,915,455	\$1.68	X	X	X	X	\$7,742,920	\$4.46
1988	\$1,751,740,706	0.82%	\$5,149,068	\$2.94	\$2,938,745	\$1.68	X	X	X	X	\$8,087,813	\$4.62
1989	\$1,906,002,923	8.81%	\$5,277,531	\$2.77	\$4,138,314	\$2.17	X	X	X	X	\$9,415,845	\$4.94
1990	\$2,001,303,069	5.00%	\$5,500,000	\$2.75	\$4,300,000	\$2.15	X	X	X	X	\$9,800,000	\$4.90
1991	\$2,541,510,294	26.99%	\$6,787,799	\$2.67	\$6,739,139	\$2.65	X	X	X	X	\$13,526,938	\$5.32
1992	\$2,759,838,450	8.59%	\$8,019,762	\$2.91	\$6,954,000	\$2.52	X	X	X	X	\$14,973,762	\$5.43
1993	\$3,364,871,439	21.92%	\$9,106,775	\$2.71	\$9,199,458	\$2.73	\$1,699,563	\$0.51	X	X	\$20,005,796	\$5.95
1994	\$3,437,339,793	2.15%	\$9,857,748	\$2.87	\$7,950,011	\$2.31	X	X	X	X	\$17,807,759	\$5.18
1995	\$3,679,253,207	7.04%	\$11,200,000	\$3.04	\$6,970,383	\$1.89	\$1,868,960	\$0.51	X	X	\$20,039,343	\$5.45
1996	\$3,767,066,379	2.39%	\$11,900,000	\$3.16	\$8,100,000	\$2.15	X	X	X	X	\$20,000,000	\$5.31
1997	\$3,940,101,331	4.59%	\$12,400,000	\$3.15	\$9,663,000	\$2.45	X	X	X	X	\$22,063,000	\$5.60
1998	\$4,140,225,055	5.08%	\$11,300,000	\$2.73	\$11,753,000	\$2.84	X	X	X	X	\$23,053,000	\$5.57
1999	\$4,455,670,223	7.62%	\$13,500,000	\$3.03	\$11,181,000	\$2.51	\$1,400,000	\$0.31	X	X	\$26,081,000	\$5.85
2000*	\$4,922,232,000	10.47%	\$14,378,000	\$3.06	\$11,575,000	\$2.38	\$1,809,000	\$0.37	X	X	\$27,762,000	\$5.81
2001	\$5,284,396,000	7.36%	\$15,207,000	\$2.92	\$10,998,000	\$2.11	\$2,300,000	\$0.44	X	X	\$28,505,000	\$5.47
2002	\$5,659,011,000	7.09%	\$15,776,000	\$2.83	\$12,299,000	\$2.20	\$2,500,000	\$0.45	X	X	\$30,575,000	\$5.48
2003	\$6,043,175,000	6.79%	\$16,970,000	\$2.84	\$12,499,000	\$2.09	\$2,500,000	\$0.42	X	X	\$31,969,000	\$5.36
2004	\$6,414,582,000	6.15%	\$17,576,000	\$2.77	\$13,814,000	\$2.18	\$2,500,000	\$0.39	X	X	\$33,890,000	\$5.35
2005**	\$6,902,250,000	7.60%	\$18,401,000	\$2.78	\$16,459,000	\$2.48	\$0	\$0.00	X	X	\$35,620,000	\$5.37
2006**	\$7,229,709,000	4.74%	\$19,208,000	\$2.66	\$17,352,000	\$2.40	\$950,000	\$0.13	X	X	\$38,850,000	\$5.37
2007	\$8,114,054,000	12.23%	\$20,864,000	\$2.57	\$17,407,000	\$2.14	\$1,900,000	\$0.23	X	X	\$40,171,000	\$4.95
2008	\$9,213,142,000	13.55%	\$22,127,000	\$2.40	\$16,000,000	\$1.74	\$2,500,000	\$0.27	X	X	\$40,627,000	\$4.41
2009	\$9,978,246,000	8.30%	\$24,325,000	\$2.44	\$16,600,000	\$1.66	\$2,750,000	\$0.28	X	X	\$43,675,000	\$4.38
2010	\$8,886,476,000	-10.94%	\$25,991,000	\$2.92	\$17,275,000	\$0.82	\$12,000,000	\$1.35	X	X	\$45,266,000	\$5.09
2011	\$8,565,795,000	-3.61%	\$29,458,000	\$3.44	\$8,000,000	\$0.93	\$13,900,000	\$1.62	X	X	\$51,358,000	\$6.00
2012	\$8,146,015,000	-4.90%	\$30,318,000	\$3.72	\$8,000,000	\$0.98	\$11,700,000	\$1.44	X	X	\$50,018,000	\$6.14
2013	\$7,786,048,000	-4.42%	\$30,850,000	\$3.96	\$16,809,000	\$2.16	\$3,900,000	\$0.50	X	X	\$51,559,000	\$6.62
2014	\$8,311,148,000	6.74%	\$32,054,000	\$3.86	\$17,591,000	\$2.12	\$4,400,000	\$0.53	X	X	\$54,045,000	\$6.50
2015	\$9,376,578,000	12.82%	\$36,192,000	\$3.86	\$13,319,000	\$1.42	\$8,070,000	\$0.86	X	X	\$57,581,000	\$6.14
2016	\$10,057,252,000	7.26%	\$38,928,000	\$3.87	\$16,019,000	\$1.59	\$0	\$0.00	\$3,670,000	\$0.36	\$58,616,000	\$5.83

*Amounts from 2000 on are actuals. Prior to are projected.

**Totals include Transportation Levy

*Pierce County assessed valuation included beginning in the year 2000.



PROPERTY TAX - PROJECTION

ASSUMPTIONS:

1) King and Pierce County increases in assessed valuation is based on 3% growth in 2017 and beyond.

2) Ed Prog and Ops Levy for 2016 at the Projected Lid
 Ed Prog and Ops Levy for 2017 at the Projected Lid
 Ed Prog and Ops Levy for 2018 at the Projected Lid
 Ed Prog and Ops Levy for 2019 at the Projected Lid
 Ed Prog and Ops Levy for 2020 at the Projected Lid
(All other years @ 105% of previous year)

\$38,928,000
\$ 40,700,000
\$ 43,000,000
\$ 45,400,000
\$ 47,750,000

3) Capital Improvements Levy 2016=

\$0
\$0
\$0
Total \$0

4) Technology Levy 2016=
 Technology Levy 2017=
 Technology Levy 2018=
 Technology Levy 2019=
 Technology Levy 2020=

\$3,670,000
\$3,665,000
\$3,665,000
\$3,665,000
\$3,665,000
Total \$18,330,000

5) Debt Service Levy By Tax Year

	<u>Current</u>	<u>New</u>	<u>New</u>	<u>New</u>	<u>New</u>	<u>New</u>	<u>New</u>
2017	\$16,722,000	\$9,730,000	\$0	\$0	\$0	\$0	\$0
2018	\$16,273,000	\$10,103,000	\$0	\$0	\$0	\$0	\$0
2019	\$15,762,000	\$4,432,000	\$6,073,000	\$0	\$0	\$0	\$0
2020	\$15,333,000	\$4,655,000	\$6,296,000	\$0	\$0	\$0	\$0
2021	\$16,337,000	\$4,060,000	\$5,699,000	\$4,756,000	\$0	\$0	\$0
2022	\$15,580,000	\$3,466,000	\$5,083,000	\$4,143,000	\$3,503,000	\$0	\$0
2023	\$14,740,000	\$4,359,000	\$5,532,000	\$4,597,000	\$3,503,000	\$0	\$0
2024	\$13,822,000	\$3,723,000	\$5,205,000	\$4,271,000	\$3,503,000	\$3,189,000	\$0
2025	\$12,815,000	\$3,791,000	\$5,244,000	\$4,320,000	\$3,503,000	\$3,224,000	\$1,829,000
2026	\$11,717,000	\$5,081,000	\$5,601,000	\$4,662,000	\$3,503,000	\$3,012,000	\$2,193,000
2027	\$10,518,000	\$6,216,000	\$5,979,000	\$5,041,000	\$3,503,000	\$3,012,000	\$2,574,000
2028	\$9,220,000	\$8,830,000	\$6,374,000	\$5,444,000	\$3,503,000	\$3,012,000	\$1,562,000
2029	\$7,805,000	\$10,535,000	\$6,793,000	\$5,873,000	\$3,503,000	\$3,012,000	\$1,562,000
2030	\$6,273,000	\$12,339,000	\$7,239,000	\$6,325,000	\$3,503,000	\$3,012,000	\$1,562,000
2031	\$4,618,000	\$14,260,000	\$7,709,000	\$6,800,000	\$3,503,000	\$3,012,000	\$1,562,000
2032	\$2,835,000	\$16,286,000	\$8,204,000	\$7,301,000	\$3,503,000	\$3,012,000	\$1,562,000
2033	\$908,000	\$9,017,000	\$11,903,000	\$9,745,000	\$7,843,000	\$3,012,000	\$1,562,000
2034	\$0	\$5,648,000	\$18,760,000	\$8,108,000	\$8,220,000	\$3,012,000	\$1,562,000
2035	\$0	\$5,889,000	\$19,417,000	\$8,337,000	\$3,075,000	\$8,387,000	\$1,562,000
2036	\$0	\$6,132,000	\$15,264,000	\$8,566,000	\$7,915,000	\$8,631,000	\$1,562,000
2037	\$0	\$0	\$17,204,000	\$10,082,000	\$10,500,000	\$10,163,000	\$1,562,000
2038	\$0	\$0	\$23,909,000	\$10,382,000	\$10,803,000	\$4,341,000	\$1,562,000
2039	\$0	\$0	\$0	\$22,175,000	\$13,370,000	\$13,346,000	\$3,637,000



PROPERTY TAX - PROJECTIONS

Table 5B Projected Tax Amounts and Rates

TAX YEAR	ASSESSED VALUATION (\$000s) (King & Pierce Co) per \$1,000	% OF CHANGE	EDUCATION PROGRAMS LEVY AMOUNT	EDUCATION PROGRAMS TAX RATE	DEBT SERVICE LEVY AMOUNT	DEBT SERVICE TAX RATE	CAPITAL LEVY AMOUNT	CAPITAL LEVY TAX RATE	TECH LEVY AMOUNT	TECH LEVY TAX RATE	COMBINED LEVY AMOUNT	COMBINED TAX RATE
2017	\$10,358,969	3.00%	\$40,700,000	\$3.93	\$26,744,000	\$2.58	0	0.00	\$3,665,000	\$0.35	\$71,109,000	\$5.83
2018	\$10,669,738	3.00%	\$43,000,000	\$4.03	\$26,578,000	\$2.49	0	0.00	\$3,665,000	\$0.34	\$73,243,000	\$6.86
2019	\$10,989,831	3.00%	\$45,400,000	\$4.13	\$26,372,000	\$2.40	0	0.00	\$3,665,000	\$0.33	\$75,437,000	\$6.86
2020	\$11,319,526	3.00%	\$47,750,000	\$4.22	\$26,284,000	\$2.32	0	0.00	\$3,665,000	\$0.32	\$77,699,000	\$6.86
2021	\$11,659,111	3.00%	\$49,182,500	\$4.22	\$30,852,000	\$2.65	0	0.00	\$0	0	\$80,034,500	\$6.86
2022	\$12,008,885	3.00%	\$50,657,975	\$4.22	\$31,775,000	\$2.65	0	0.00	\$0	0	\$82,432,975	\$6.86
2023	\$12,369,151	3.00%	\$52,177,714	\$4.22	\$32,732,000	\$2.65	0	0.00	\$0	0	\$84,909,714	\$6.86
2024	\$12,740,226	3.00%	\$53,743,046	\$4.22	\$33,714,000	\$2.65	0	0.00	\$0	0	\$87,457,046	\$6.86
2025	\$13,122,432	3.00%	\$55,355,337	\$4.22	\$34,727,000	\$2.65	0	0.00	\$0	0	\$90,082,337	\$6.86
2026	\$13,516,105	3.00%	\$57,015,997	\$4.22	\$35,770,000	\$2.65	0	0.00	\$0	0	\$92,785,997	\$6.86
2027	\$13,921,589	3.00%	\$58,726,477	\$4.22	\$36,843,000	\$2.65	0	0.00	\$0	0	\$95,569,477	\$6.86
2028	\$14,339,236	3.00%	\$60,488,271	\$4.22	\$37,945,000	\$2.65	0	0.00	\$0	0	\$98,433,271	\$6.86
2029	\$14,769,413	3.00%	\$62,302,920	\$4.22	\$39,084,000	\$2.65	0	0.00	\$0	0	\$101,386,920	\$6.86
2030	\$15,212,496	3.00%	\$64,172,007	\$4.22	\$40,253,000	\$2.65	0	0.00	\$0	0	\$104,425,007	\$6.86
2031	\$15,668,871	3.00%	\$66,097,167	\$4.22	\$41,464,000	\$2.65	0	0.00	\$0	0	\$107,561,167	\$6.86
2032	\$16,138,937	3.00%	\$68,080,082	\$4.22	\$42,704,000	\$2.65	0	0.00	\$0	0	\$110,784,082	\$6.86
2033	\$16,623,105	3.00%	\$70,122,485	\$4.22	\$43,991,000	\$2.65	0	0.00	\$0	0	\$114,113,485	\$6.86
2034	\$17,121,798	3.00%	\$72,226,159	\$4.22	\$45,310,000	\$2.65	0	0.00	\$0	0	\$117,536,159	\$6.86
2035	\$17,635,452	3.00%	\$74,392,944	\$4.22	\$46,667,000	\$2.65	0	0.00	\$0	0	\$121,059,944	\$6.86
2036	\$18,164,516	3.00%	\$76,624,732	\$4.22	\$48,070,000	\$2.65	0	0.00	\$0	0	\$124,694,732	\$6.86
2037	\$18,709,451	3.00%	\$78,923,474	\$4.22	\$49,510,000	\$2.65	0	0.00	\$0	0	\$128,433,474	\$6.86
2038	\$19,270,735	3.00%	\$81,291,179	\$4.22	\$50,998,000	\$2.65	0	0.00	\$0	0	\$132,289,179	\$6.86
2039	\$19,848,857	3.00%	\$83,729,914	\$4.22	\$52,528,000	\$2.65	0	0.00	\$0	0	\$136,257,914	\$6.86
2040	\$20,444,322	3.00%	\$86,241,811	\$4.22	\$54,099,000	\$2.65	0	0.00	\$0	0	\$140,340,811	\$6.86