

West Carson EIFD Website
Frequently Asked Questions

What is an Enhanced Infrastructure Financing District (EIFD)?

An EIFD is a special district created under Part 1 of Division 2 of Title 5 of the California Government Code. The EIFD allows the County of Los Angeles to use property tax revenues to fund projects that benefit the District, such as infrastructure, housing, or sustainability.

Why is the County forming an EIFD?

The EIFD allows funds generated in unincorporated West Carson to be re-invested in West Carson. New development that occurs under the approved West Carson Transit Oriented District (TOD) Specific Plan and Harbor UCLA Master Plan is expected to generate property tax revenues. These revenues serve as a dedicated source of public funds for improvements, including streetscape, flood control and green streets, pedestrian improvements and connections, community centers, site remediation, open space, landscaping, utilities, and parking.

Will this increase my taxes?

The establishment of the EIFD will not result in any new taxes or fees to the property owners. The EIFD allows for a reallocation of future property taxes to a separate account to be used to pay for infrastructure improvements that benefit unincorporated West Carson.

Will this cause more development?

The EIFD itself will not cause more development, but may accelerate development identified in plans already approved by the County, such as the West Carson TOD Specific Plan. As the County invests in infrastructure and beautification, private investment in new projects may be more attracted to the area creating jobs and housing for the region.

How can I provide input?

Formation of the EIFD will not be on an election ballot. However, there are 3 public hearings that are planned between October 2020 and January 2021 where residents and property owners can provide feedback and voice any concerns. At the final meeting, anticipated in January 2021, the Public Financing Authority Board will vote whether to form the EIFD or delay proceedings based on any protests received from property owners in West Carson.

What is the West Carson EIFD Public Financing Authority?

The Public Financing Authority, or PFA, is the entity that oversees the formation of the EIFD and the PFA Board serves as the governing body to implement the EIFD projects that are listed in the Infrastructure Financing Plan. The PFA Board meetings are open to the public and provide the opportunity for comment and public involvement in the formation and management of the EIFD.