



# Financing Critical Infrastructure

**West Carson  
Enhanced Infrastructure Financing District (EIFD)  
Public Meeting**  
*December 1, 2020*



# West Carson EIFD Overview



- ✓ West Carson Transit Oriented District Specific Plan (WCTODSP) adopted in October 2019:
  - Housing, commercial, industrial
  - Harbor-UCLA Medical Center Master Plan (HUCLA MP)
  - BioTech park
- ✓ \$136 million potential infrastructure investment identified in Specific Plan and HUCLA Master Plan:
  - Transit connections, streets, and circulation – create transit-oriented area
  - Open space and recreation – requested in public meetings
  - Utility upgrades, parking – support BioTech park job growth
- ✓ LA County is proposing an EIFD to help fulfill County goals
  - Fulfills Goal 12 of “Our County” sustainability plan – coordinated funding and partnerships
  - Connect new jobs, housing, and transit
  - Dedicated funding for LA County Affordable Housing Trust Fund
  - County projects to comply with prevailing wage, local/targeted worker policies, and CEQA environmental review

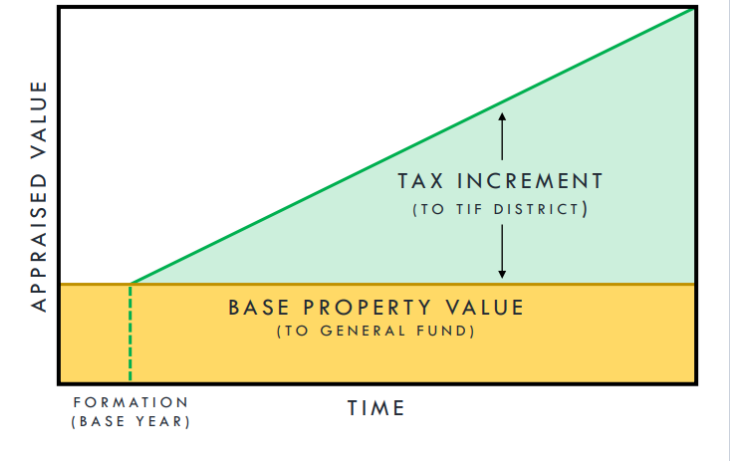
# What is an EIFD?

## California Policy

- Proposition 13 approved by California voters in 1952 created Tax Increment Financing
- Tax Increment Financing allows local governments to finance public projects using property tax revenue from new development
- No new or increased taxes – increase in property value drives growth in tax revenues

## Enhanced Infrastructure Financing District (EIFD)

- Separate District created under Part 1 of Division 2 of Title 5 of the California Government Code
- Allows funds generated in unincorporated West Carson under approved plans to be re-invested in West Carson area





# Types of Public Projects EIFDs Can Fund



**Wastewater/Groundwater**



**Affordable Housing /  
Mixed Use**



**Transit-Priority Projects  
and Connections**



**Parks & Open Space**



**Civic Infrastructure**



**Brownfield Remediation**



**Childcare Facilities**



**Industrial Structures**



**Light / High Speed Rail**

# Los Angeles County EIFDs

EIFDs can help the County achieve housing, sustainability, and economic development goals:

## **La Verne Transit Oriented District – Approved!**

- City-County contributing property tax revenue to fund infrastructure around future Gold Line station – mixed-use housing, station area infrastructure, and sustainable projects
- Status: formed by City in October 2017; L.A. County joined January 14, 2020; fully formed and receiving tax increment



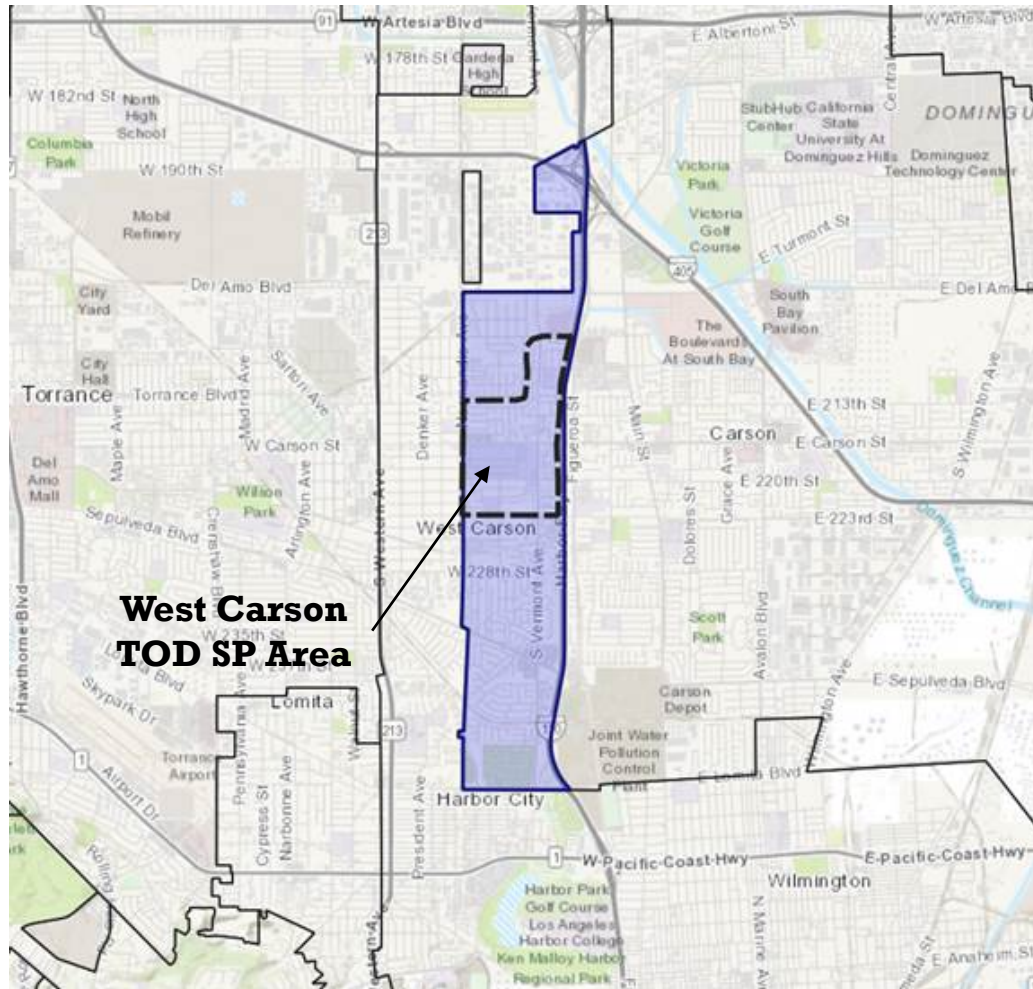
## **Carson Citywide Landfill Remediation and Recreation – in formation**

- City-County contributing property tax revenue to fund remediation of hundreds of acres of former landfill, critical infrastructure for regional recreation improvements, and affordable housing in the City
- Status: City of Carson Resolution of Intent December 2019, L.A. County Resolution of Intent to join November 2020; engaged in formation process





# Proposed EIFD Boundaries



- ✓ EIFD Boundary: West Carson Unincorporated area
- ✓ Includes WCTODSP area, Harbor-UCLA, BioTech park
- ✓ 1,587 total acres (0.09% of unincorporated County)
- ✓ 6,451 parcels
- ✓ \$2.6 billion current assessed value (base – 0.018% of total County AV)
- ✓ \$1.7 billion potential new development (tax increment)

**Total 50-year tax increment revenue = \$614 million\***

*\*Assumes County contributes 90% of its estimated \$0.305 property tax share*

# Potential Public Projects

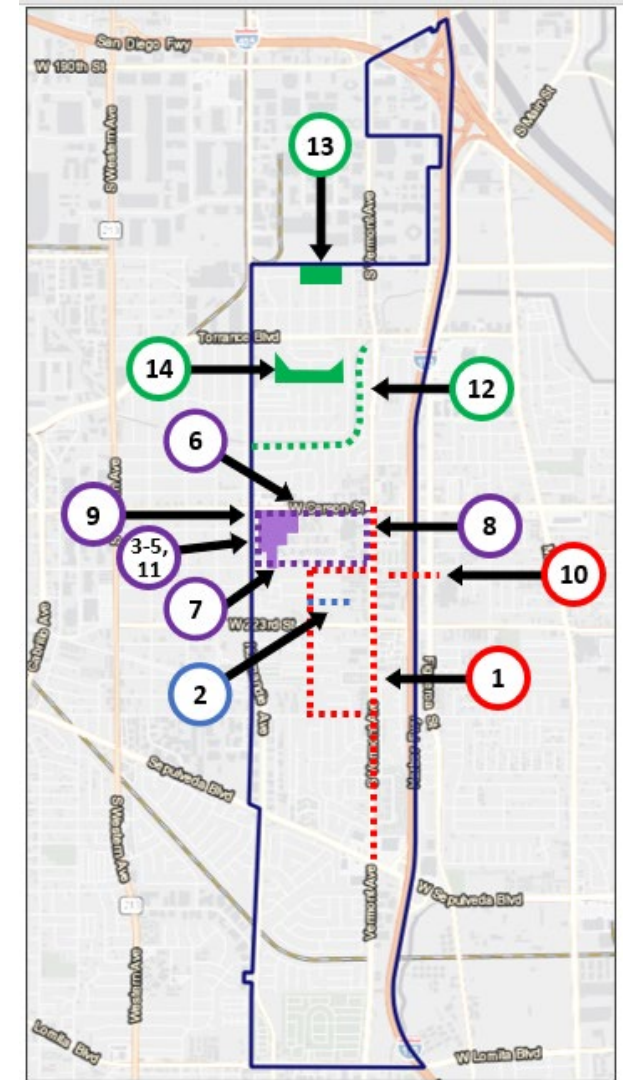
Estimated \$136 million infrastructure from Specific Plan, HUCLA Master Plan, BioTech Park to transform area in to Transit Oriented District

## Streets & Mobility

- 1 Pedestrian improvements and urban greening
- 2 213th St. green streets improvement project
- 3 Building acquisition for BioTech Park parking garage
- 4 Parking garage for BioTech Park
- 5 Bio Tech Park - water/sewer/electric utility upgrades
- 6 HUCLA MP Phase 1D - Carson St. streetscape
- 7 HUCLA MP Phase 3B - 220th St., Normandie (south) streetscape and storm drain project
- 8 HUCLA MP Phase 4 - Carson St. and Vermont Ave. streetscape
- 9 HUCLA MP Phase 5 - Normandie Ave. (north) streetscape
- 10 220th St. pedestrian bridge improvements (w/ City of Carson)

## Open Space & Nature

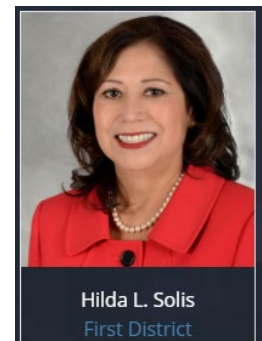
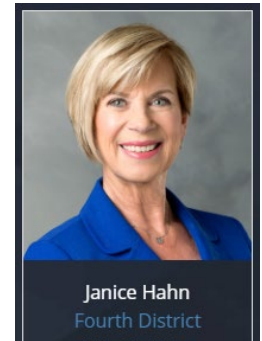
- 11 Bio Tech Park public open space
- 12 Torrance Lateral multi use path
- 13 Wishing Tree Park Phase 2 community center
- 14 "Bowtie" park
- 15 WCTODSP pocket parks



# EIFD Oversight – Public Financing Authority

## Public Financing Authority (PFA):

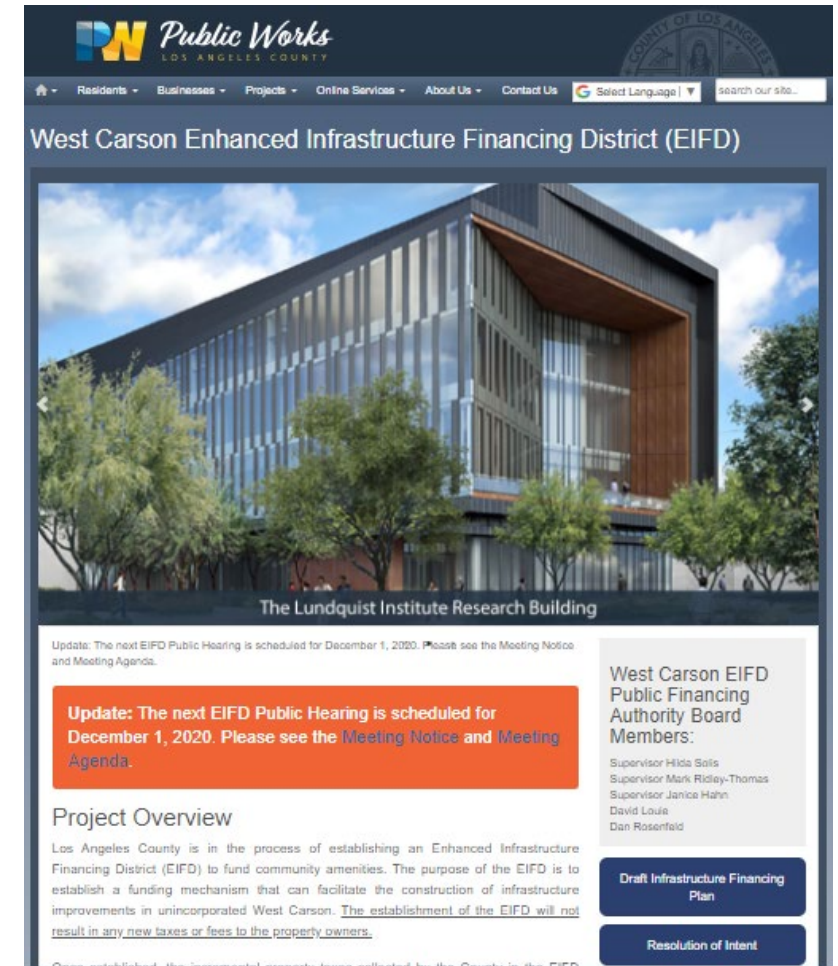
- Government Code Section 53398.51.1
- Local public agency subject to Brown Act, California Public Records Act, Political Reform Act of 1974
- Governing board of the EIFD
- Membership – Supervisors Ridley-Thomas, Hahn, and Solis or representatives; Dan Rosenfeld and David Louie (public members)
- Drives the preparation and community outreach of the draft Infrastructure Financing Plan
- Annual review of Infrastructure Financing Plan, independent financial audit, public hearing by June 30
- Future meetings to approve financing of projects by majority vote





# EIFD Community Outreach

- Public Financing Authority to hold 3 public hearings to receive feedback on the EIFD:
  - Sept 8 – Introduction / Public Meeting
  - Oct 20 – First Public Hearing
  - Dec 1 – Second Public Hearing
  - Jan 19 – Third Public Hearing (tentative)
- Changes made to Infrastructure Financing Plan in response to public comments:
  - Proposed projects subject to PFA public meeting and approval prior to funding
  - Annual maintenance funding subject to PFA Board approval
  - Updated financial projections



<https://pw.lacounty.gov/go/westcarsoneifd/> 9

# Frequently Asked Questions

## **Will this increase my taxes?**

No. The establishment of the EIFD will not result in any new taxes or fees to the property owners.

## **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.

## **How can I provide input?**

There are 3 public hearings planned between October 2020 and January 2021 where residents and property owners can provide feedback and voice any concerns.

## **Where can I find more information and provide input?**

The West Carson EIFD website is updated with background information, upcoming meetings, and a comment form: <https://pw.lacounty.gov/go/westcarsoneifd/>



THANK YOU

Questions?

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