

Table 2: Estimated EIFD Funding Allocation

	Description	Est. Cost
Streets & Mobility		
1	Pedestrian improvements and urban greening	5,100,000
2	213th St. green streets improvement project	10,000,000
3	Building acquisition for BioTech Park parking garage	2,400,000
4	Parking garage for BioTech Park	11,600,000
5	Bio Tech Park - water/sewer/electric utility upgrades	5,500,000
6	HUCLA MP Phase 1D - Carson St. streetscape	7,300,000
7	HUCLA MP Phase 3B - 220th St., Normandie (south) streetscape and storm drain project	18,800,000
8	HUCLA MP Phase 4 - Carson St. and Vermont Ave. streetscape	8,600,000
9	HUCLA MP Phase 5 - Normandie Ave. (north) streetscape	9,300,000
10	220th St. pedestrian bridge improvements (w/ City of Carson)	8,300,000
Open Space & Nature		
11	Bio Tech Park public open space	6,000,000
12	Wishing Tree Park Phase 2 community center	4,500,000
13	"Bowtie" park	14,400,000
14	WCTODSP pocket parks	600,000
15	Various opportunity sites remediation	9,000,000
TOTAL INFRASTRUCTURE COSTS		\$121,400,000
Annual Maintenance		
16	Parks	730,000
17	Broadband	100,000
TOTAL ANNUAL EIFD MAINTENANCE COSTS		\$830,000

Note: Estimated total project cost in 2020 dollars. Annual Maintenance funds for projects will also be considered by the PFA.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, potentially including grant sources, impact fees, private sector investment incentivized by the formation of the EIFD itself, and/or other sources.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure. Some public facilities included in the EIFD area are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities, however it is possible that private sector developers may advance funding for improvements such as brownfield site remediation, with anticipation to be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

